

Scheduled Closing Date: November 3, 2023

Purchasers:JOSE, GUSTAVO JUNCA GARCIA & Betty-Milen

Property:85 of Plan -

Telephone Res. / Bus: /

Project: Joshua Creek - Phase 1

Decor Advisor:Dean-Marie Gray

Model and Elevation: LIBERTY (42-03) C

Layout Changes:☐ Yes☒ No

Sketch Attached:☐ Yes☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	2, HURON, ONTARIO WHITE	TCE 2019	9677
Laundry Room	2, HUGHES 3DL, ONTARIO WHITE	TCE 2019	9677
Powder Room	-		
SHARED BATH	2, HUGHES 3DL, ONTARIO WHITE	TCE 1504	9677
Master Ensuite Bathroom	2, MANCHESTER OAK, ShaleGreyCL	TCE 2019	9677
Second Ensuite Bathroom (If Applic.)			
ENSUITE 4	2, HUGHES 3DL, ONTARIO WHITE	TCE 1504	9677

Comment

MUDROOM CABINET: 2, HURON, ONTARIO WHITE

HARDWARE: 9677

BASEMENT: CABINET: 2, HUGHES 3DL, ONTARIO WHITE

COUNTER: TCE 2019

HARDWARE: 9677

2. Floor Tile

	Selection
Entrance Vestibule	MAXSTONE SERIES LIGHT GREY, POLISHED 24 X 24
Main Hall	-
Kitchen / Breakfast	MAXSTONE SERIES LIGHT GREY, POLISHED 24 X 24
Laundry Room	KEATON ICE 13 X 13
Powder Room	MAXSTONE SERIES LIGHT GREY, POLISHED 24 X 24
SHARED BATH	MALENA ICE 13 X 13
Master Ensuite Bathroom	MALENA ICE 13 X 13
Second Ensuite Bathroom (If Applicable)	-
Lower Landing (If Applicable)	-
ENSUITE 4	MALENA CARBON 13 X 13

Comment

MUDROOM: MAXSTONE SERIES LIGHT GREY, POLISHED 24 X 24

BASEMENT BATH: KEATON ICE 13 X 13

3. Wall Tile

	Selection	Custom	Describe
SHARED BATH	MALENA ICE 13 X 13	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	MALENA ICE 13 X 13	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)		☐ Yes ☐ No	
	MALENA CARBON 13 X 13	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No	Backsplash Behind Stove to Upper Cabinets	

Comment

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4. Plumbing Fixtures

Second Ensuite

Powder Room

Master Ensuite Bathroom

Other Room - Specify

Other Washroom

Comment

SEE STRUCTURAL INVOICE

5. Hardwood Flooring

Type and Stain

Main Hall

Wellington Heights, 5" Rockwood

Kitchen / Breakfast

-

Living Room

-

Dining Room

Wellington Heights, 5" Rockwood

Family Room

Wellington Heights, 5" Rockwood

Den/Library

Wellington Heights, 5" Rockwood

Entrance Vestibule

-

Lower Landing (If Applicable)

-

Type and Stain

Upper Landing

Wellington Heights, 5" Rockwood

Upper Hall

Wellington Heights, 5" Rockwood

Master Bedroom

-

Bedroom #2

-

Bedroom #3

-

Bedroom #4

-

Bedroom #5

-

Other Room - Specify

Comment

STANDARD WELLINGTON HEIGHTS 5" HANDSCRAPED MAPLE IN ROCKWOOD

6. Carpeting

Upgrade

Ground Floor

Second Floor

BASEMENT

Description

W 6761 SPIRIA, H247 FRENCH COFFEE

W 6761 SPIRIA, H247 FRENCH COFFEE

Upgrade Underpad

Type

STANDARD

Area

Carpet on Stairs

Capped

Runner - *Upgrade

Comment

7. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Purchased

As Per Plan

N/A

Purchased

As Per Plan

N/A

Fireplace Type

GAS

Mantle Type

*PF 52

Colour / Stain

WHITE PAINT-GRADE

Surround

GRIGIO CARNICO

Hearth

NONE

Comment

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8. Trim Carpentry

Interior Doors

Lincoln Park

Front Door Glass Inserts

Door Handles

CROSS FLOW

Interior Trim

STANDARD

Comment

ALL DOORS TO BE STANDARD HEIGHT, AS PER PLAN, IN LINCOLN PARK DEN: 2-PANEL FRENCH
DOOR HARDWARE: CROSS FLOW IN MATTE BLACK. GRIP SET IN STRAIT, MATTE 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

*UPGRADE 2: HANDRAIL: MOD. RECTANGLE, PICKETS: STEEL 1/2" SQUARE PLAIN/SINGLE COLLAR/PLAIN POST: 3 1/2"CHAMFERED

Railing Colour

ROCKWOOD

Spindle Colour

BLACK

Stringer / Riser

ROCKWOOD

Treads

ROCKWOOD

Comment

Oak Stairs

☒ Yes ☐ No ☐ N/A

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

Standard Appliances

☐

Over The Range Microwave

☐

Chimney Style Fan

☒

Above Kitchen Cabinet Light

☐ Yes

☒ No

Below Kitchen Cabinet Light

☐ Yes

☒ No

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

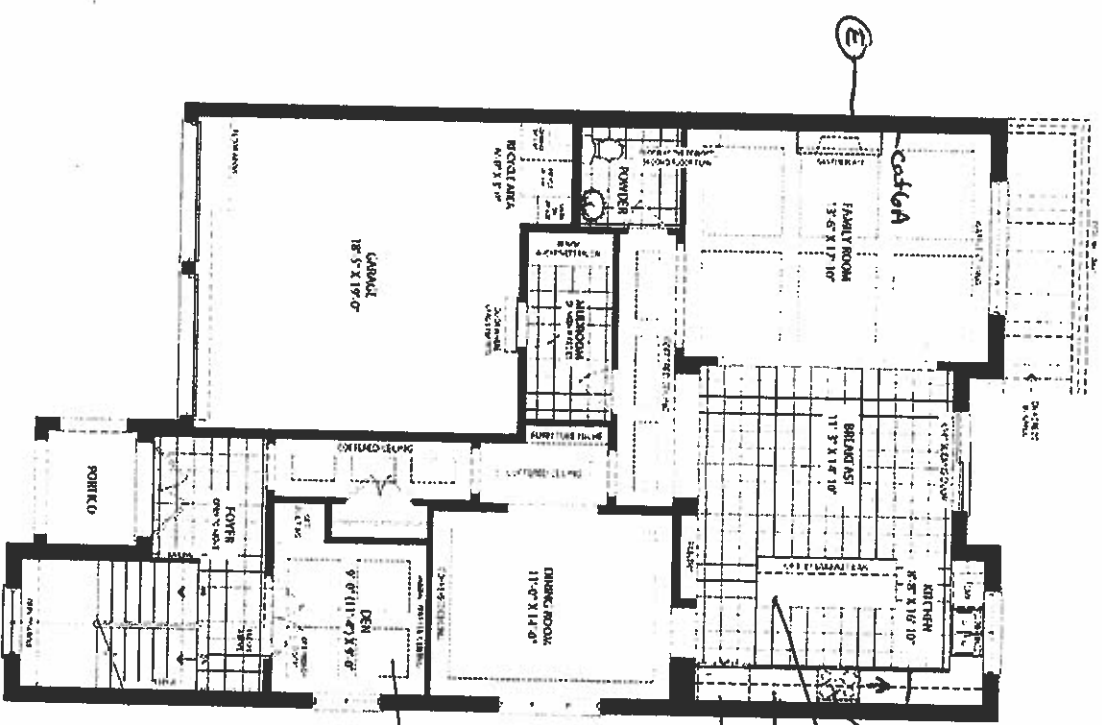
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser acknowledges 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: _____

Jan 30, 23

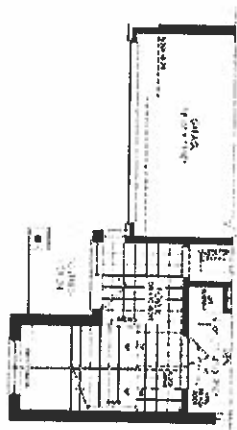
Lot 85
Feb 18, 24



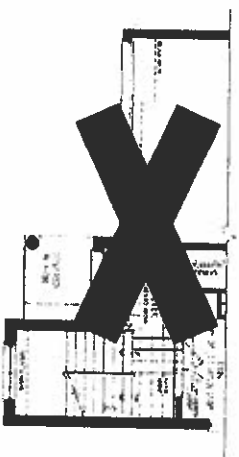
GROUND FLOOR ELEV. A

move stove towards sink wall by 3'
Future Wine Fridge
move Fridge
move oven wall over

Add waffle ceiling



PARTIAL GROUND FLOOR ELEV. C



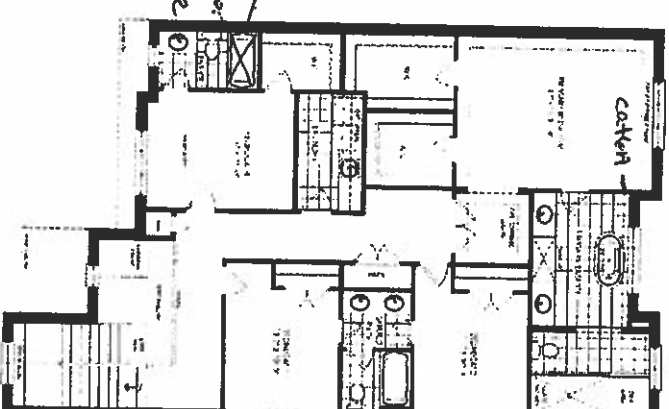
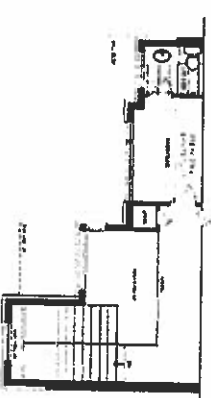
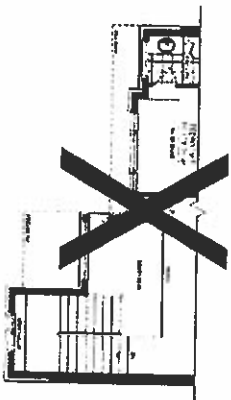
PARTIAL GROUND FLOOR ELEV. B

JOSHUA CREEK

MONTAGE

THIS IS A PRELIMINARY FLOOR PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS FOR INFORMATIONAL PURPOSES ONLY. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT AGREES TO HOLD THE DESIGNER HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS FLOOR PLAN. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE DESIGNER HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS FLOOR PLAN.

VALENTIN NOMES



Black Frame
show

Lot 85

00

Ch. 18, 24

NOTED
JAN 30, 23

PARTIAL, OPTIONAL SECOND FLOOR ELEV. B
5 BEDROOM

**PARTIAL OPTIONAL SECOND FLOOR ELEV. C
5 BEDROOM**

PARTIAL SECOND FLOOR ELEV. B

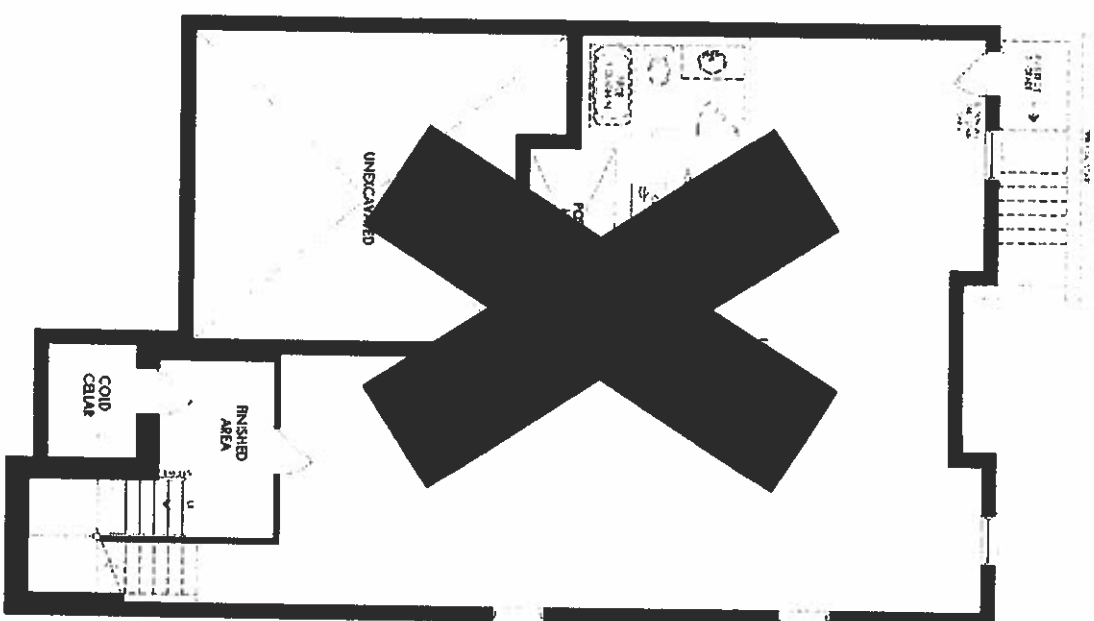
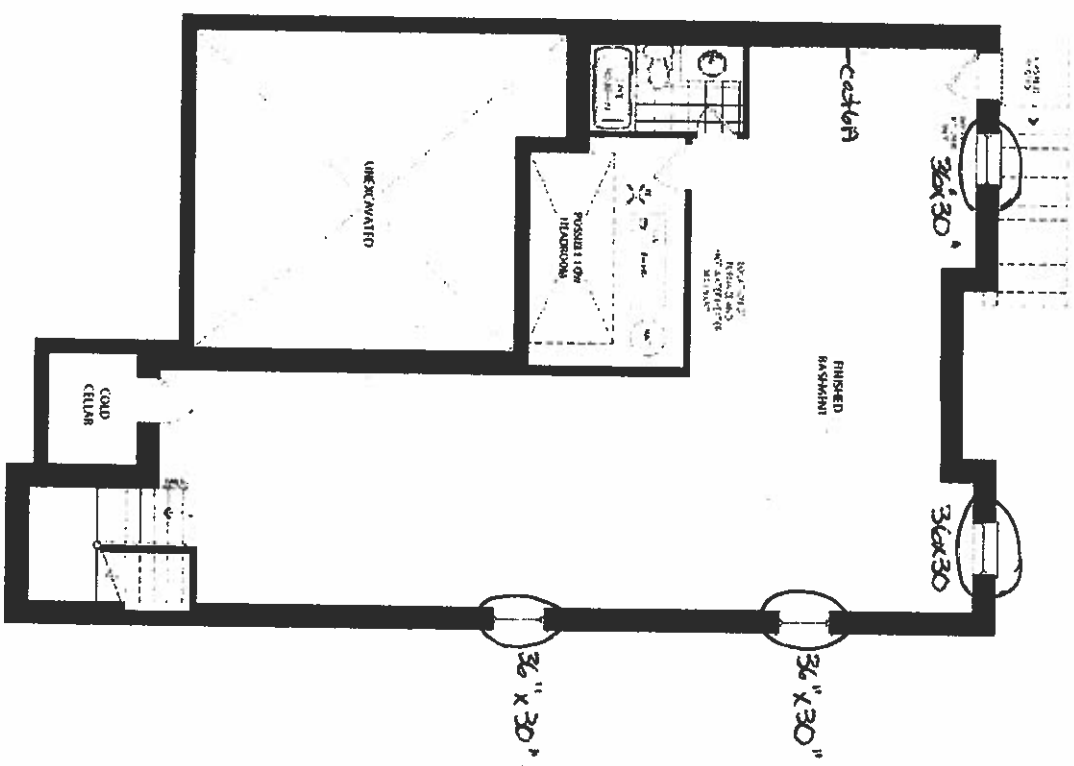
PARTIAL SECOND FLOOR ELEV. C

JOSHUA CREEK
MONTAGE

MONTAGE

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VALERY
HOMES



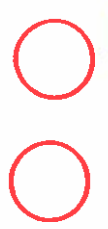
JOSHUA CREEK
MONTAGE

VALERY HOMES

VALERY HOMES
JOSHUA CREEK
42-3

STANDARD FEATURES:

- 100cm Upper cabinets
- Backing on Kitchen and Bath cabinets except sinks
- Kitchen & Bath countertops by others
- Post-form laminate countertops in Laundry



Oct. 18, 24

Drawn By:
Date: November 27, 2023
Scale: Not To Scale

Approved By Builder:

Date:

