



VALERY

PONIS

INTERIOR COLOUR SCHEME

*** NOTE: This is not an approved document. Document must be locked ***

Scheduled Closing Date: November 21, 2023

Purchasers: ANGELINA, YAO FU & WINTER LI

Property: 288-7 of Plan -

Telephone Res. / Bus: / (647) 867-7639

Project: Joshua Creek - Phase 1

Decor Advisor: Terri Parisani

Model and Elevation: ARBOURVIEW (TH-02) A END

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 1504	9677
Laundry Room	2, HURON ONTARIO WHITE	TCE 1504	9677
Powder Room	-		
SHARED BATH	2, HURON ONTARIO WHITE	TCE 1504	9677
Master Ensuite Bathroom	2, HURON ONTARIO WHITE	TCE 1504	9677
Second Ensuite Bathroom (If Applic.)	-		
LOFT BATH	2, HURON ONTARIO WHITE	TCE 1504	9677

Comment

2. Floor Tile

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

Comment

MUDROOM: MALENA ICE, 13 X 13

3. Wall Tile

	Selection	Custom	Describe
SHARED BATH	MALENA ICE, 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	MALENA ICE, 8 X 10	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)		☐ Yes ☒ No	
LOFT BATH	MALENA ICE, 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☒ Yes ☐ No	Backsplash Behind Stove to Upper Cabinets	NO

Comment



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4. Plumbing Fixtures

Second Ensuite Powder Room
Master Ensuite Bathroom Other Room - Specify Other Washroom

Comment

ALL FIXTURES TO REMAIN AS STANDARD

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	Countryside Oak, 3 1/2" Willow	Upper Landing	Countryside Oak, 3 1/2" Willow
Kitchen / Breakfast	-	Upper Hall	Countryside Oak, 3 1/2" Willow
Living Room	Countryside Oak, 3 1/2" Willow	Master Bedroom	-
Dining Room	-	Bedroom #2	-
Family Room	Countryside Oak, 3 1/2" Willow	Bedroom #3	-
Den/Library	-	Bedroom #4	-
Entrance Vestibule	-	Bedroom #5	-
Lower Landing (If Applicable)	-	Other Room - Specify	-

Comment

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☐	W6461 SPIREA, H554 ALABASTER
BASEMENT/ LOFT	☐	W6461 SPIREA, H554 ALABASTER

	Type	Area
Upgrade Underpad	STANDARD	
	Capped	Runner - *Upgrade
Carpet on Stairs		

Comment

7. 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				ELECTRIC					
Colour / Stain				ALLURAVISION 50" DEEP					
Surround				BLACK					
Hearth									

Comment



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8. Trim Carpentry

Interior Doors Front Door Glass Inserts Door Handles
Interior Trim

Comment

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
Railing Colour Spindle Colour
Stringer / Riser Treads
Oak Stairs ☒ Yes ☐ No ☐ N/A

Comment

11. Wall Paint / Ceilings

Throughout Finished Areas

Trim Paint

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

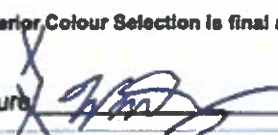
Comment

14. Additional Comments

15. Disclaimers and Notes

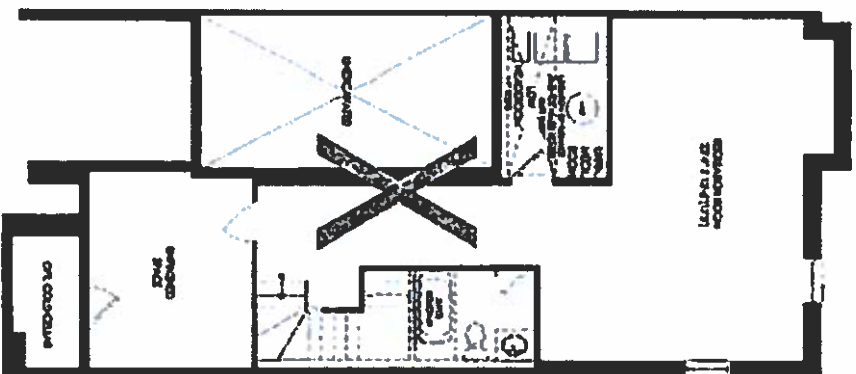
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser acknowledges 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
- 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: April 5th, 2024

TH-X ARX-OBVIEW ELEV A END 3,107 SQ. FT.

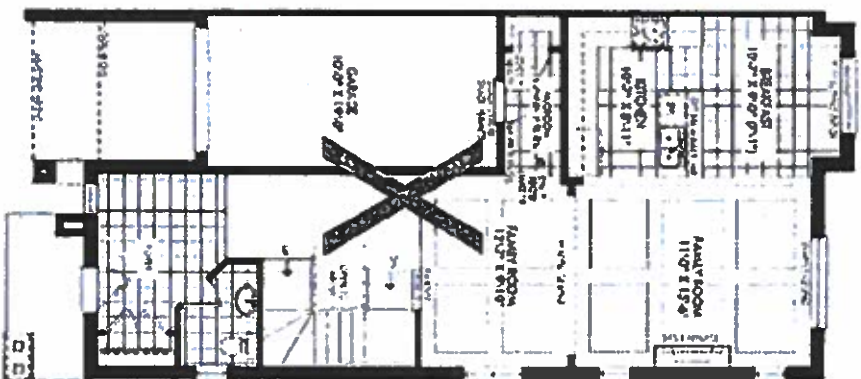
FINISHED BASEMENT ELEV A
END CONDITION



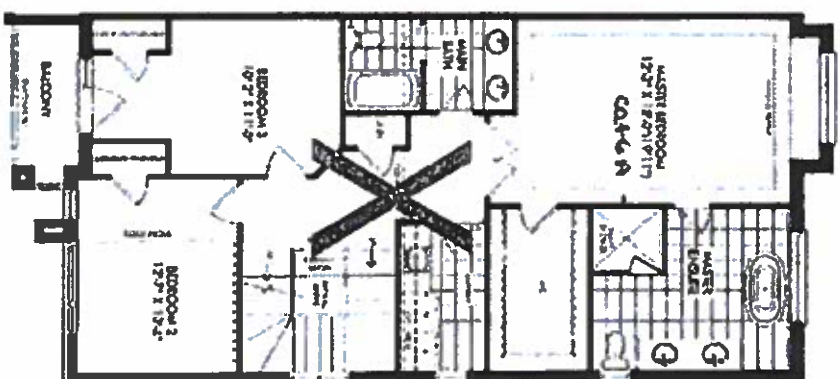
DATA OPTICAL KITCHEN



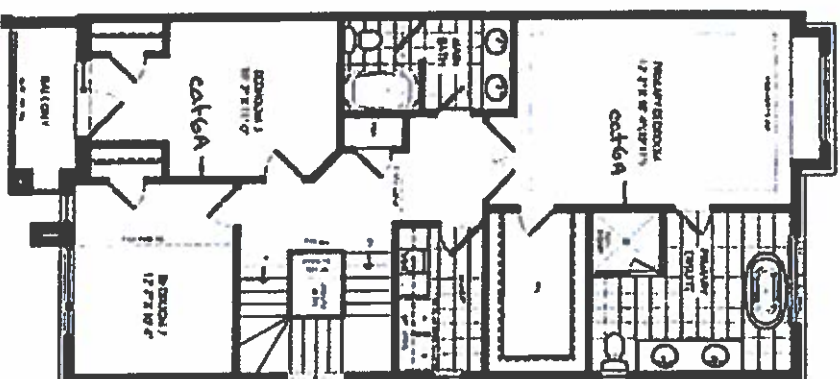
GROUND FLOOR ELEV A
END CONDITION



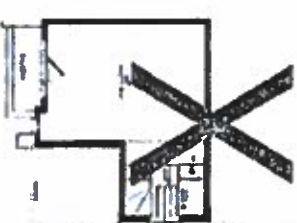
SECOND FLOOR ELEV A
END CONDITION



THIRD FLOOR ELEV A
END CONDITION (1) COINTEGRATED



001-001 PLAN ELEV A
END CONDITION



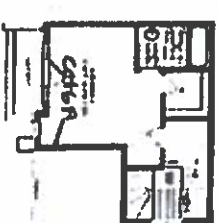
SCHEDULE "H"

Lot 288-7

Apr. 5, 24

JOSHUA CREEK
MONTAGE

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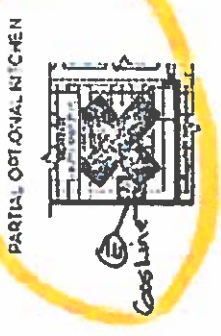
VALERY
HOMES

TH-2
 ARBOURVIEW
 ELEV A WOS 2,903 SQ. FT.

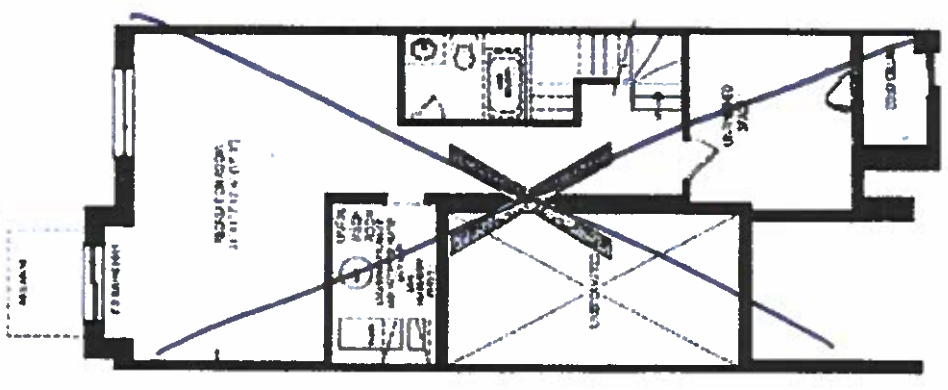
Lot 288-7
 May 24, 22

SCHEDULE "H"

*Install Optional Kitchen



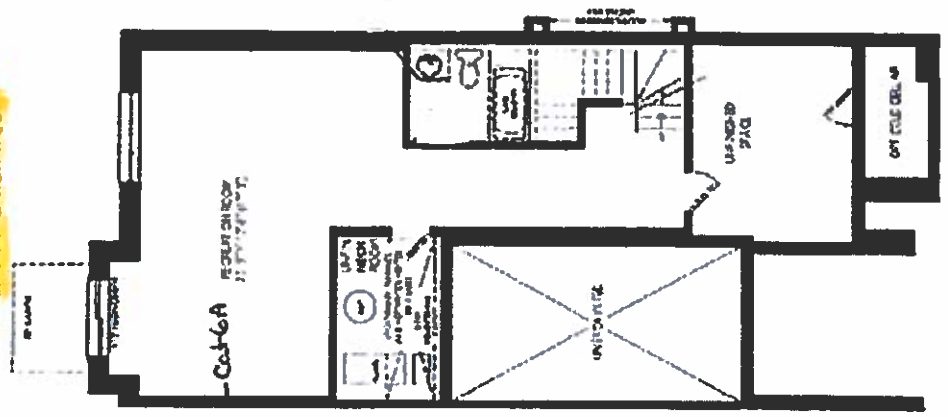
FINISHED BASEMENT ELEV A
 WOS



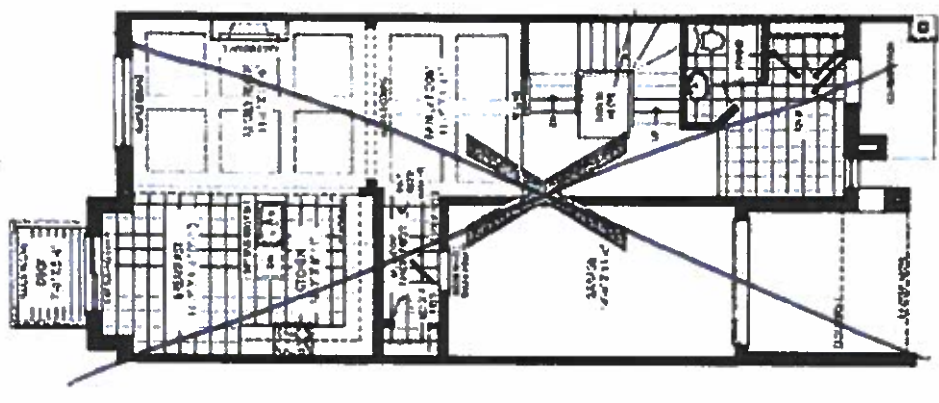
JOSHUA CREEK
 MONTAGE

Install Cold Cellar

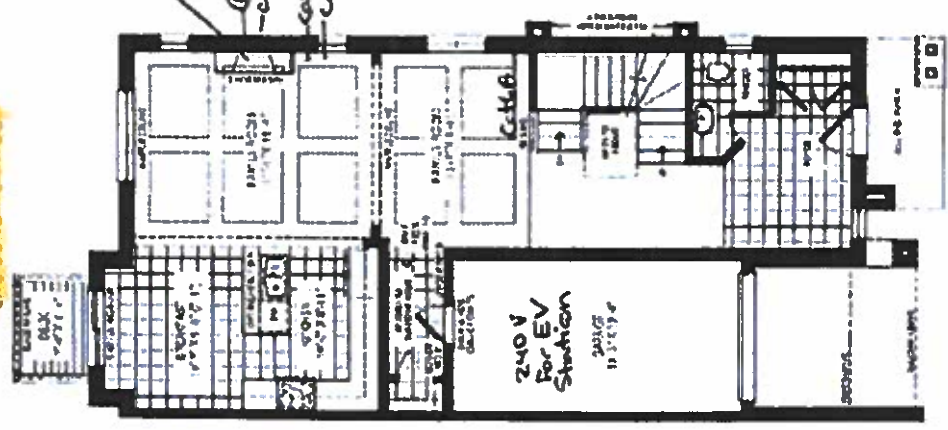
FINISHED BASEMENT ELEV A
 END OPTION WOS



GROUND FLOOR ELEV A
 WOS



GROUND FLOOR ELEV A
 END OPTION WOS



(E) Remove Gas
 Fireplace,
 Install Electric
 -conduit
 Cat 6A
 -conduit

VALERY
 HOMES

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR FOR ANY DAMAGE TO THE PROPERTY OR TO ANY PERSONS OR THINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR FOR ANY COSTS INCURRED BY THE OWNER OR BY ANY OTHER PARTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS NOT SPECIFICALLY MENTIONED IN THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS NOT SPECIFICALLY MENTIONED IN THE DRAWINGS.