

Scheduled Closing Date: September 5, 2023

Purchasers: Muhammad, Shahab Siddiqui & Shaima Reyaz **Property: 87 of Plan -**
Telephone Res. / Bus: / (416) 676-2446 **Project: Joshua Creek - Phase 1**
Decor Advisor: Dean-Marie Gray **Model and Elevation: CASTLEFIELD (42-04) B**

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	6, MANCHESTER PAINT, Winter White	TCE 2014	9677
Laundry Room	2, SLAB LPL, STAINLESS	TCE 1504	9677
Powder Room	-		
SHARED BATH	2, HUGES 3DL, ONTARIO WHITE	TCE 1504	9677
Master Ensuite Bathroom	2, HUGES 3DL, ONTARIO WHITE	TCE 1504	9677
Second Ensuite Bathroom (If Applic.)	2, HUGES 3DL, ONTARIO WHITE	TCE 1504	9677
BASEMENT BATH	2, HUGES 3DL, ONTARIO WHITE	TCE 1504	9677

Comment

MUDROOM: 2, HUGES 3DL, ONTARIO WHITE

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	SATIN WHITE MATTE PRESSED, 13 X 13
Powder Room	MAXSTONE SERIES, LIGHT GREY, POLISHED 24 X 24
SHARED BATH	*UPG. 2, CLASSIC CALACATTA 18 X 18
Master Ensuite Bathroom	*6, ETERNA SERIES, CALACATTA TAUPE, POLISHED 24 X 48
Second Ensuite Bathroom (If Applicable)	*UPG. 2, CLASSIC CALACATTA 18 X 18
Lower Landing (If Applicable)	
BASEMENT BATH	MALENA ICE, 13 X 13

Comment

MUDROOM: MAXSTONE SERIES, LIGHT GREY, POLISHED 24 X 24
MASTER SHOWER FLOOR: *CALACATTA TAUPE, MATTE 2X2 MOSAIC

3. Wall Tile

	Selection	Custom	Describe
SHARED BATH	*2, Classic Calacatta 18 x 18	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	Eterna Calacatta Taupe 24x48	☐ Yes ☒ No	POLISHED
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	*2, Classic Calacatta 18 x 18	☐ Yes ☒ No	
BASEMENT BATH	MALENA ICE 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☒ Yes ☐ No	Backsplash Behind Stove to Upper Cabinets	
Comment	4 X 16" SOHO MATTE WHITE		

BACKSPLASH TO BE IN A BRICK PATTERN

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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. UPGRADE KITCHEN SINK AND SOAP DISPENSER

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	BISTRO 5" OAK, FRAPPE	Upper Landing	BISTRO 5" OAK, FRAPPE
Kitchen / Breakfast	-	Upper Hall	BISTRO 5" OAK, FRAPPE
Living Room	-	Master Bedroom	-
Dining Room	BISTRO 5" OAK, FRAPPE	Bedroom #2	-
Family Room	BISTRO 5" OAK, FRAPPE	Bedroom #3	-
Den/Library	BISTRO 5" OAK, FRAPPE	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
	☐	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				GAS					
Colour / Stain				STANDARD					
Surround				WHITE PAINT-GRADE					
Hearth				BIANCO CARARRA					
				NONE					

Comment

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8. Trim Carpentry

Interior Doors

STANDARD

Front Door Glass Inserts

STANDARD

Door Handles

STANDARD

Interior Trim

STANDARD

Comment

9. Plaster Mouldings and Medallions

Standard Throughout

☐ Yes

☒ No

☐ N/A

Entrance Vestibule

Kitchen/Breakfast

Main Hall

Den/Library

A222, 8X8

IN WAFFLES

Living Room

Lower Landing

Dining Room

A222, 8X8

IN WAFFLES

Other Room - Specify

Family Room

A222, 8X8

IN WAFFLES

Comment

10. Railings and Spindles

Railing Package

STANDARD

Spindle Colour

BLACK

Railing Colour

FRAPPE

Treads

FRAPPE

Stringer / Riser

FRAPPE

Oak Stairs

☒ Yes

☐ No

☐ N/A

Comment

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

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: _____

Purchasers: Muhammad, Shahab Siddiqui & Shaima Reyaz Property: 87 of Plan -

Telephone Res. / Bus: / (416) 676-2446

Project: Joshua Creek - Phase 1

Decor Advisor: Terri Parisani

Model and Elevation: CASTLEFIELD (42-04) B

8. Trim Carpentry

Interior Doors STANDARD Front Door Glass Inserts STANDARD Door Handles STANDARD

Interior Trim STANDARD

Comment

9. Plaster Mouldings and Medallions

Standard Throughout ☐ Yes ☒ No ☐ N/A

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library	A222, 8X8	IN WAFFLES
Living Room			Lower Landing		
Dining Room	A222, 8X8	IN WAFFLES	Other Room - Specify		
Family Room	A222, 8X8	IN WAFFLES			

Comment

10. Railings and Spindles

Railing Package STANDARD

Railing Colour FRAPPE

Spindle Colour BLACK

Stringer / Riser FRAPPE

Treads FRAPPE

Comment

Oak Stairs ☒ Yes ☐ No ☐ N/A

11. Wall Paint / Ceilings

Throughout Finished Areas DESIGNER GREY

Trim Paint White

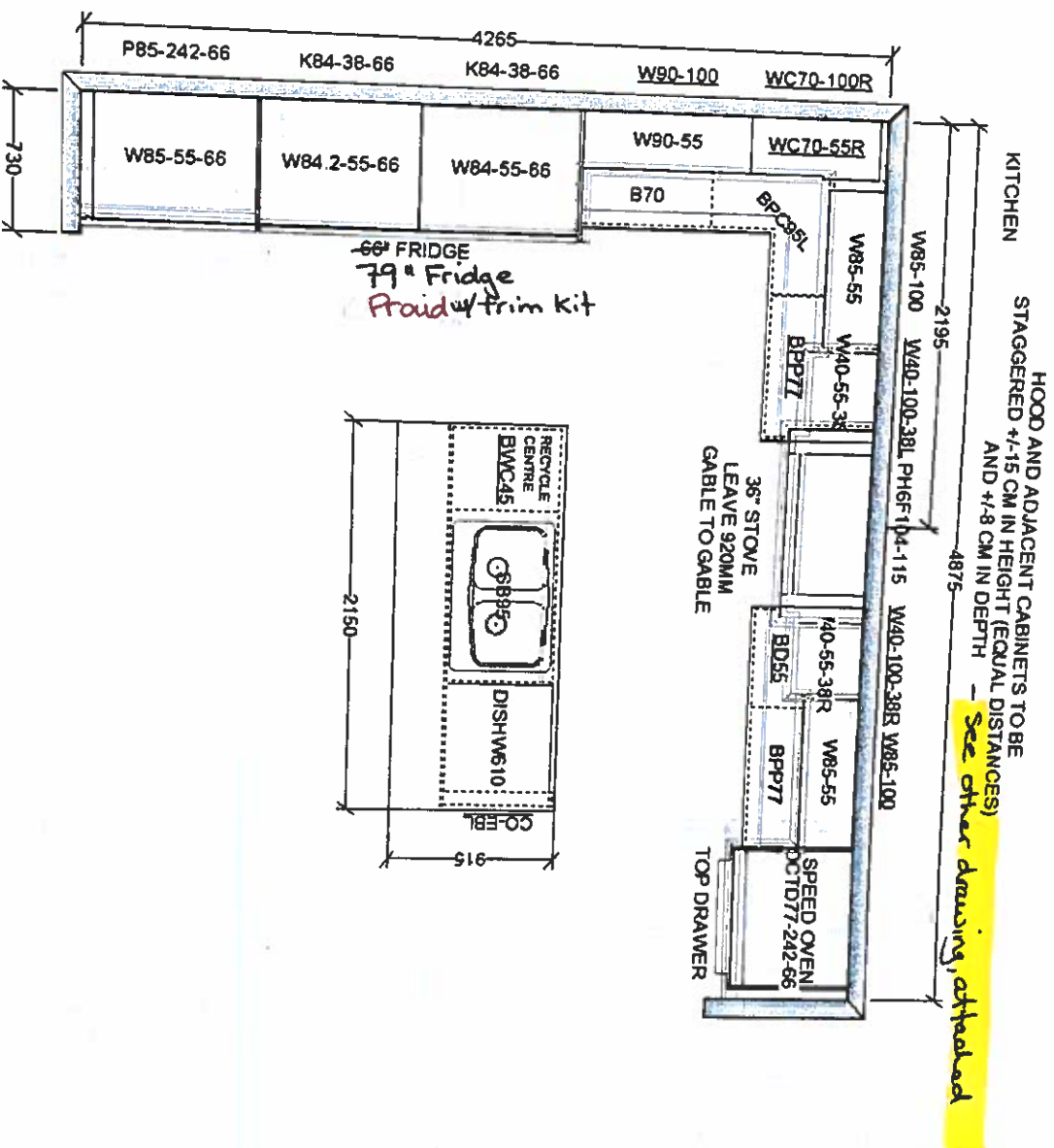
Smooth Ceilings

Ground Floor ☒

Second Floor ☒

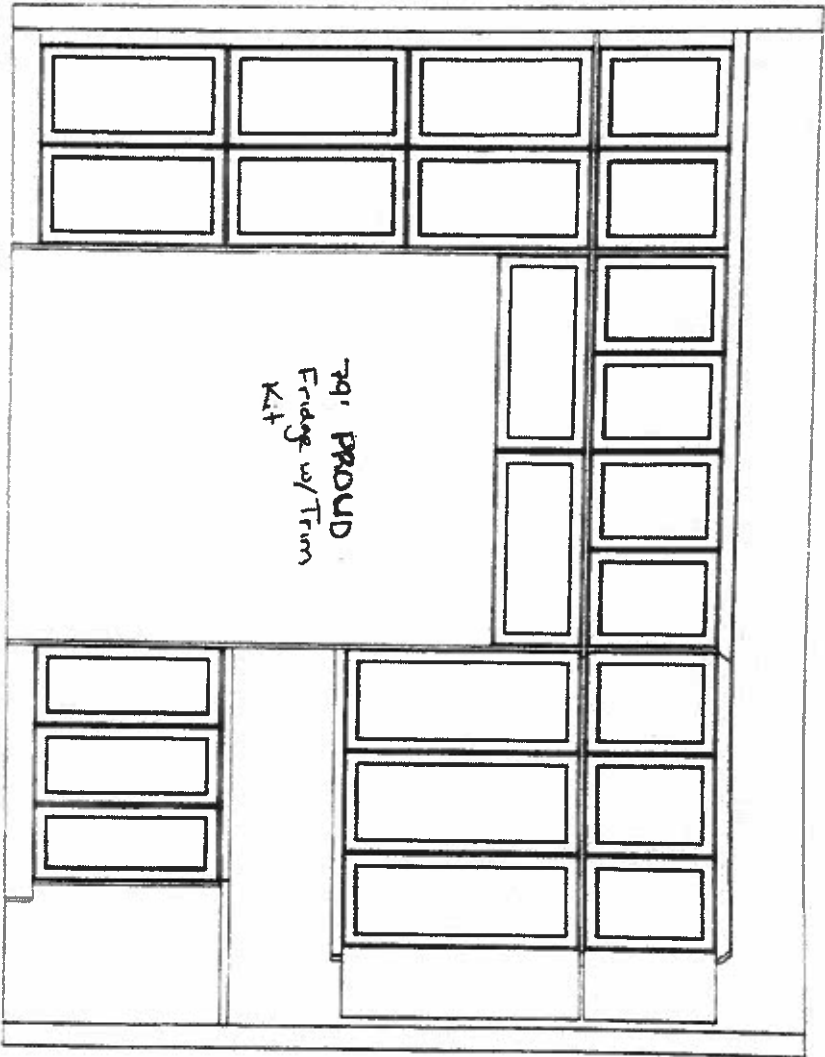
Note

Comment



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

 F R E N D E L KITCHEN'S LIMITED 1205 Devonshire Drive, Scarborough, Ont. M1B 1C3	VALERY HOMES JOSHUA CREEK LOT 87	 RECEIVED MAY 01 2024	Drawn By: Date: March 6, 2024 Scale: Not To Scale	Approved By Builder: Date:
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 F R E N D E L S I M P L I F Y I N G L I F E	VALERY HOMES JOSHUA CREEK LOT 87	 Anna 11, 24
Drawn By Date March 11, 2024 Scale Not To Scale	Approved By Builder	Date

Revised
April 27, 24

VALERY HOMES
JOSHUA CREEK
LOT 87

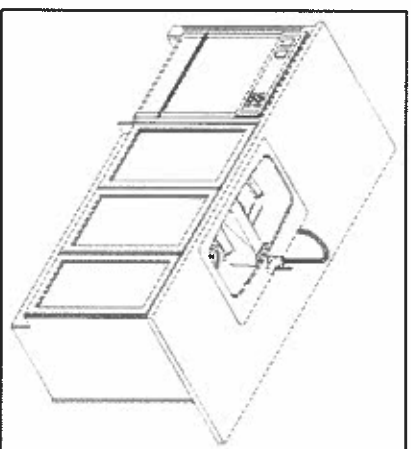
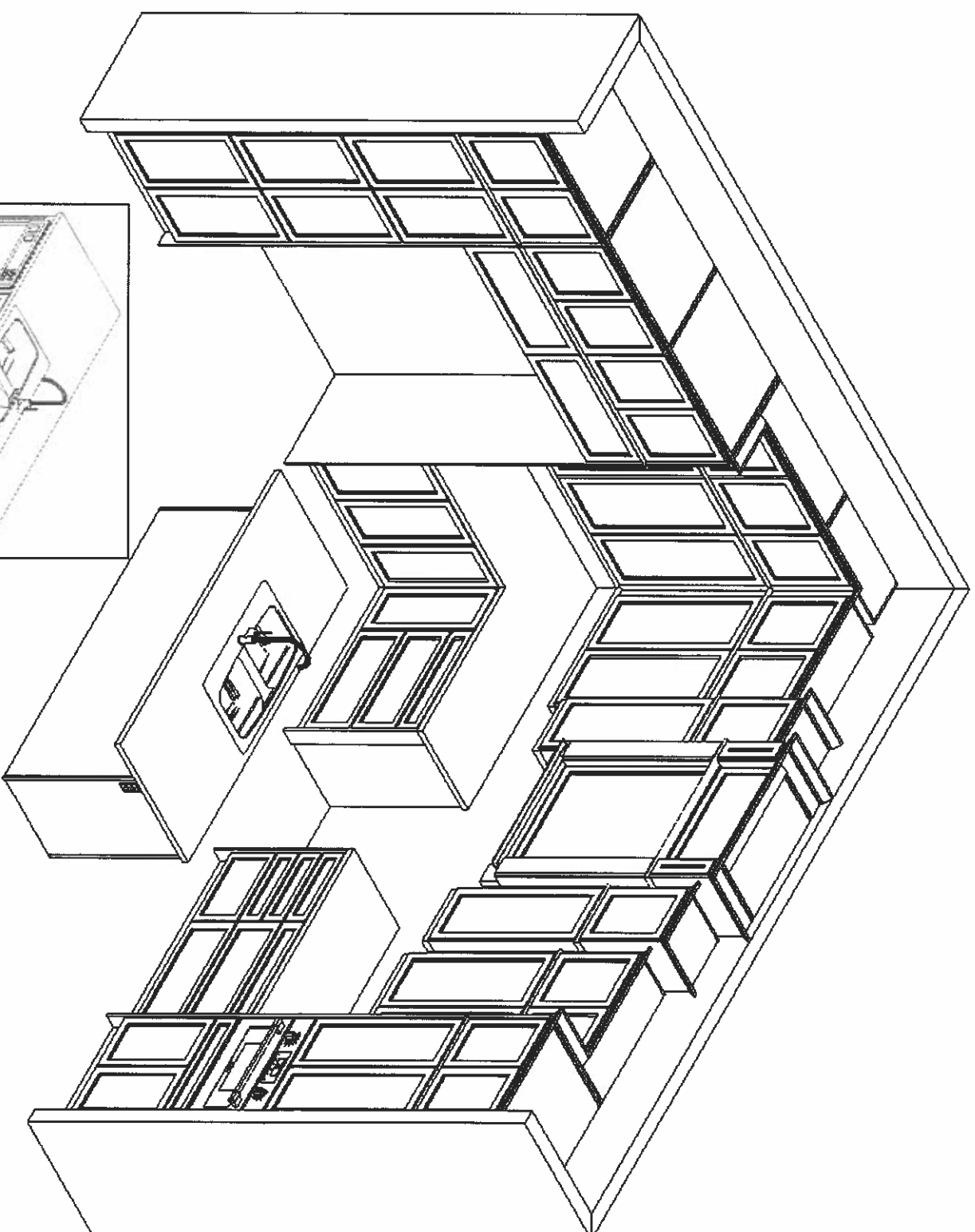


March 11, 24

Drawn By:
Date: March 11, 2024
Scale: Not To Scale

Approved By Builder:

Date:

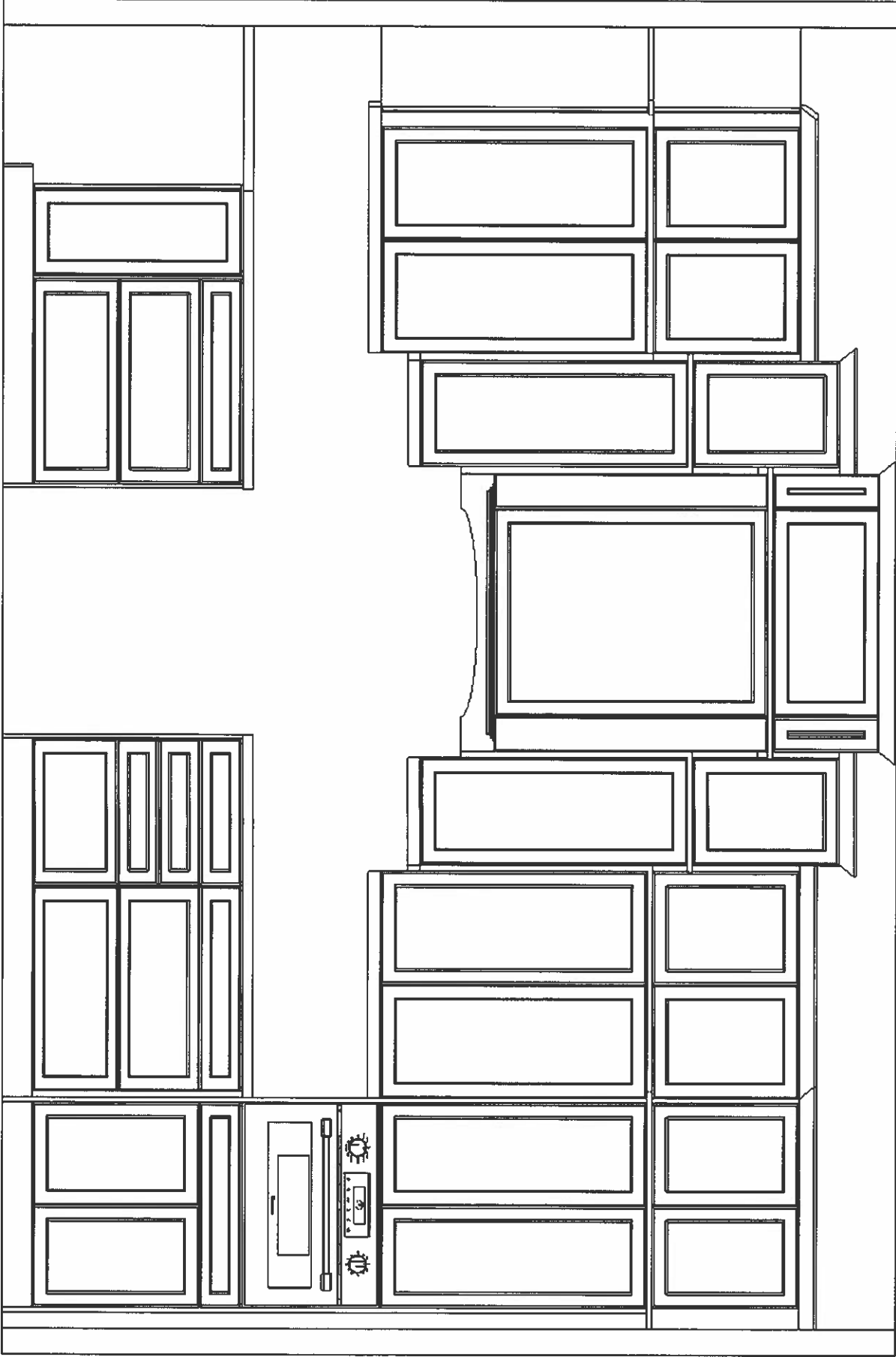


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VALERY HOMES
JOSHUA CREEK
LOT 87



Mar. 11, 24



Drawn By:
Date: March 11, 2024
Scale: Not To Scale

Approved By Builder:

Date:

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

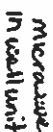
Oct. 1, 23

- Remove all rib walls and flat arches along main hall, den/dining room
- Remove coffered ceiling from first part of main hall
- Widen den slightly to line up with dining room
- Install 10 (ten) waffles in ceiling of dining and den

Mar. 10, 24

⑦

Oct. 7, 22



1000

cath
conduct

conduct

- Install Crown

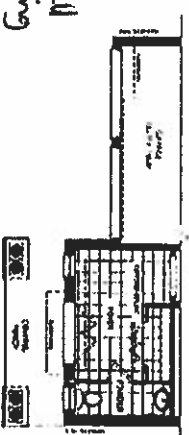
Ataa 8x8

in water
ceilings

- Delete wall
between dining
& Den.

PARTIAL GROUND FLOOR ELEV. C

PARTIAL GROUND FLOOR ELEV. 3



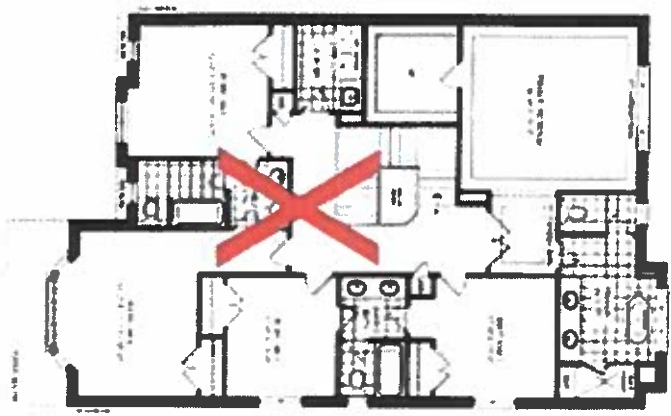
MONTAGE

[illegible]

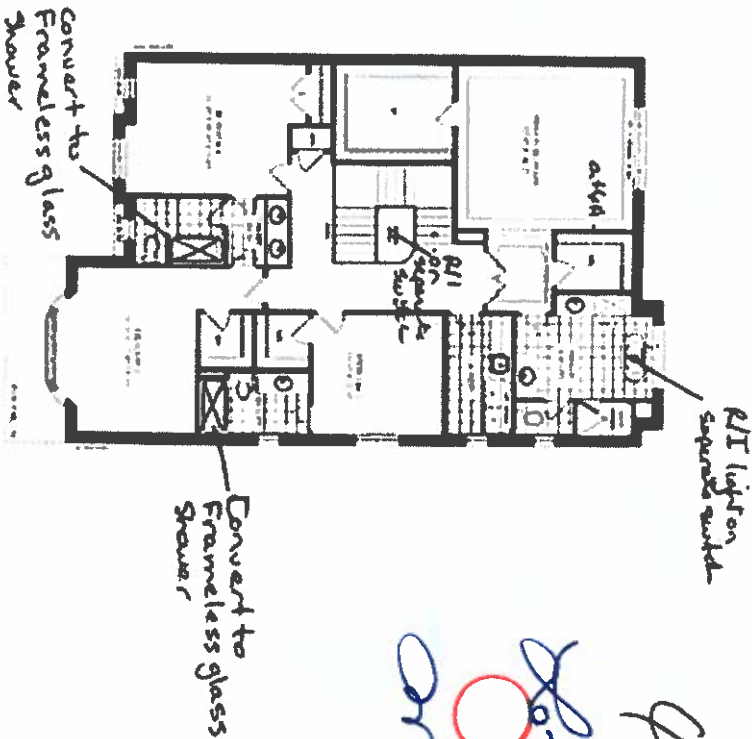
VALERY

CASTLEFIELD

42'6"



OPTIONAL SECOND FLOOR ELEV A
RESTRICTION



Lot 87 B 184

Pl 4.22

Lot 87

Apr. 10, 24

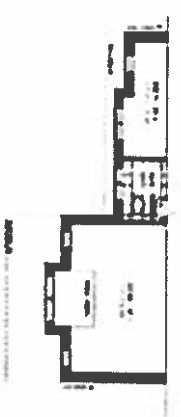
PARTIAL OPTIONAL SECOND FLOOR ELEV B
5 BEDROOM



PARTIAL OPTIONAL SECOND FLOOR ELEV C
5 BEDROOM



PARTIAL SECOND FLOOR ELEV B



PARTIAL SECOND FLOOR ELEV C



JOSHUA CREEK

MONTAGE

As shown on the floor plan and elevations, the proposed construction shall be in accordance with the applicable building codes and standards and shall be subject to the approval of the local building department. The proposed construction shall be in accordance with the applicable building codes and standards and shall be subject to the approval of the local building department.

VALERY
HOMES