

Scheduled Closing Date: September 7, 2023

Purchasers: Ammar Mahmood & Amber Idris

Property: 91 of Plan -

Telephone Res. / Bus: / (416) 833-6577

Project: Joshua Creek - Phase 1

Decor Advisor: Cindy Iles

Model and Elevation: CASTLEFIELD (42-04) C

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

|                                      | Style and Colour                | Counter  | Hardware |
|--------------------------------------|---------------------------------|----------|----------|
| Kitchen / Breakfast                  | *3, Manchester Maple, Caviar CL | TCE 2019 | 9677     |
| Laundry Room                         | 2, HUGHES 3DL, ONTARIO WHITE    | TCE 1504 | 9677     |
| Powder Room                          |                                 |          |          |
| SHARED BATH                          | 2, HUGHES 3DL, ONTARIO WHITE    | TCE 1504 | 9677     |
| Master Ensuite Bathroom              | 2, HUGHES 3DL, ONTARIO WHITE    | TCE 1504 | 9677     |
| Second Ensuite Bathroom (If Applic.) | 2, HURON, CAFE NOIR             | TCE 2014 | 9677     |
| BASEMENT BATH                        | 2, HUGHES 3DL, ONTARIO WHITE    | TCE 1504 | 9677     |

Comment

\*NOTE THAT MUDROOM HAS NO BENCH

2. Floor Tile

|                                         | Selection                                     |
|-----------------------------------------|-----------------------------------------------|
| Entrance Vestibule                      | NORD, LITHIUM 24 X 24                         |
| Main Hall                               |                                               |
| Kitchen / Breakfast                     | NORD, LITHIUM 24 X 24                         |
| Laundry Room                            | MELINA ICE 13 X 13                            |
| Powder Room                             | NORD, LITHIUM 24 X 24                         |
| SHARED BATH                             | CINQ BLACK 13 X 13                            |
| Master Ensuite Bathroom                 | *UPG. 5, PLATA STATUARIO BRINA, MATTE 24 X 24 |
| Second Ensuite Bathroom (If Applicable) | SATIN WHITE MATTE PRESSED 13 X 13             |
| Lower Landing (If Applicable)           |                                               |
| BASEMENT BATH                           | MELINA ICE 13 X 13                            |

Comment

MUDROOM: NORD, LITHIUM 24 X 24

3. Wall Tile

|                                         | Selection                                                     | Custom                                                        | Describe  |
|-----------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------|-----------|
| SHARED BATH                             | CINQ BLACK 8 X 10                                             | <input type="radio"/> Yes <input checked="" type="radio"/> No |           |
| Master Ensuite Bathroom                 |                                                               |                                                               |           |
| Tub Deck                                |                                                               | <input type="radio"/> Yes <input type="radio"/> No            |           |
| Shower Stall                            | *5, Plata, Statuario Brina Polished                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | 24" x 24" |
| Bathroom Walls                          |                                                               | <input type="radio"/> Yes <input type="radio"/> No            |           |
| Second Ensuite Bathroom (If Applicable) | CINQ BLACK 8 X 10                                             | <input type="radio"/> Yes <input checked="" type="radio"/> No |           |
| BASEMENT BATH                           | MALENA ICE, 8 X 10                                            | <input type="radio"/> Yes <input checked="" type="radio"/> No |           |
| Kitchen Backsplash                      | <input type="radio"/> Yes <input checked="" type="radio"/> No |                                                               |           |
| Comment                                 | SEE NOTES                                                     | Backsplash Behind Stove to Upper Cabinets                     |           |

KITCHEN BACKSPLASH: SOHO WHITE MATTE 4X16. TO BE IN A BRICK PATTERN

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4. Plumbing Fixtures

|                         |                      |                      |                      |                      |                      |
|-------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| <input type="text"/>    | Second Ensuite       | <input type="text"/> | Powder Room          | <input type="text"/> |                      |
| Master Ensuite Bathroom | <input type="text"/> | Other Room - Specify | <input type="text"/> | Other Washroom       | <input type="text"/> |

Comment  
SEE STRUCTURAL INVOICE

5. Hardwood Flooring

|                               | Type and Stain           |                      | Type and Stain             |
|-------------------------------|--------------------------|----------------------|----------------------------|
| Main Hall                     | BISTRO, 5" OAK IN FRAPPE | Upper Landing        | BISTRO, 5" OAK IN FRAPPE   |
| Kitchen / Breakfast           | <input type="text"/>     | Upper Hall           | BISTRO, 5" OAK IN FRAPPE   |
| Living Room                   | <input type="text"/>     | Master Bedroom       | **BISTRO, 5" OAK IN FRAPPE |
| Dining Room                   | BISTRO, 5" OAK IN FRAPPE | Bedroom #2           | <input type="text"/>       |
| Family Room                   | BISTRO, 5" OAK IN FRAPPE | Bedroom #3           | <input type="text"/>       |
| Den/Library                   | BISTRO, 5" OAK IN FRAPPE | Bedroom #4           | <input type="text"/>       |
| Entrance Vestibule            | <input type="text"/>     | Bedroom #5           | <input type="text"/>       |
| Lower Landing (If Applicable) | <input type="text"/>     | Other Room - Specify | <input type="text"/>       |

Comment

6. Carpeting

|              | Upgrade                  | Description                         |
|--------------|--------------------------|-------------------------------------|
| Ground Floor | <input type="checkbox"/> | <input type="text"/>                |
| Second Floor | <input type="checkbox"/> | W6761 SPIREA 11, H247 FRENCH COFFEE |
| BASEMENT     | <input type="checkbox"/> | W6761 SPIREA 11, H247 FRENCH COFFEE |

|                  |                      |                      |
|------------------|----------------------|----------------------|
| Upgrade Underpad | Type                 | Area                 |
|                  | STANDARD             | <input type="text"/> |
| Carpet on Stairs | Capped               | Runner - *Upgrade    |
|                  | <input type="text"/> | <input type="text"/> |

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 | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Mantle Type    | <input type="text"/>  |                       |                                  | GAS                   |                                  |                       | <input type="text"/>  |                       |                                  |
| Colour / Stain | <input type="text"/>  |                       |                                  | STANDARD              |                                  |                       | <input type="text"/>  |                       |                                  |
| Surround       | <input type="text"/>  |                       |                                  | WHITE PAINT-GRADE     |                                  |                       | <input type="text"/>  |                       |                                  |
| Hearth         | <input type="text"/>  |                       |                                  | NERO MARQUINO         |                                  |                       | <input type="text"/>  |                       |                                  |
|                | <input type="text"/>  |                       |                                  | NONE                  |                                  |                       | <input type="text"/>  |                       |                                  |

Comment

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8. Trim Carpentry

Interior Doors STANDARD Front Door Glass Inserts STANDARD Door Handles STANDARD  
Interior Trim STANDARD

Comment  
\*DEN: TWO 1-PANEL FRENCH DOORS, EXTENDED HEIGHT WITH ETCHED GLASS

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

Comment

11. Wall Paint / Ceilings

Throughout Finished Areas KITTEN WHITE

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 91 ○○

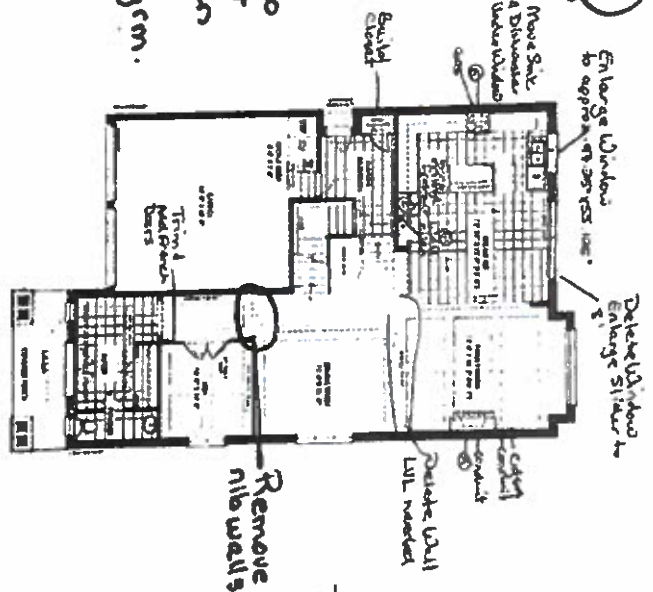
May 8, 24

Lot 91 AS 9th Sept 26, 22

CASTLEFIELD  
Revised Sept. 30, 23  
AS 9th

\* See Revised Kitchen Plan

\* Note: Bulkheads will be required so that there is no post where wall has been removed between family room & dining rm.



PARTIAL GROUND FLOOR PLAN A & B WITH GRY LATH ROOM PLANS



PARTIAL GROUND FLOOR PLAN C



PARTIAL GROUND FLOOR PLAN D

JOSHUA CREEK MONTAGE

VALERY

## 42-6

5. If (X) is a  $\mathcal{C}_0$ -semigroup, then  $\mathcal{C}_0$ -semigroups are  $\mathcal{C}_0$ -semigroups.

## CONCLUSIONS

AT 43

of 26, 27

May 8, 24



## 5. Discussion

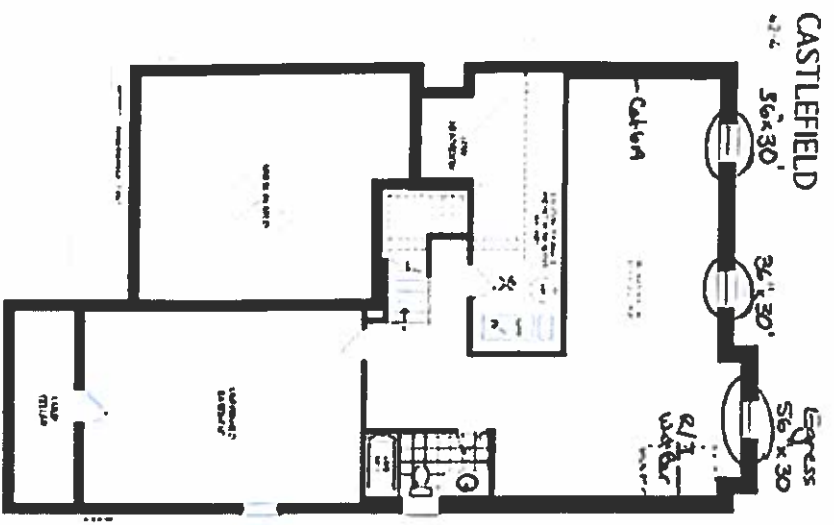
## 3. BLOOM

## SECOND Floor

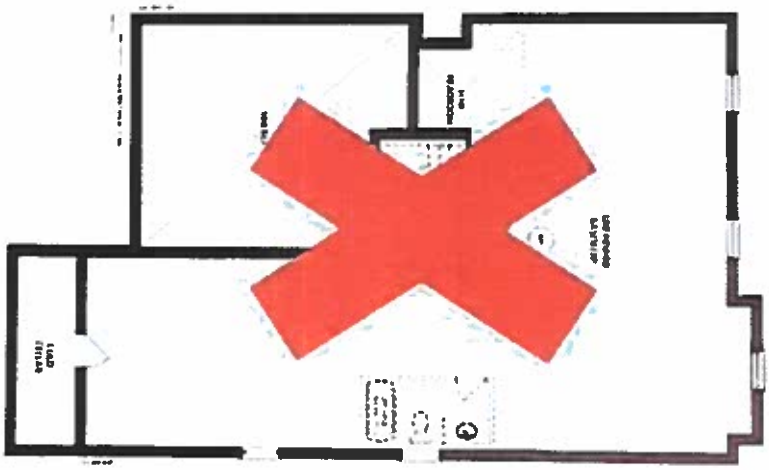
## SECOND FLOOR

## MONTAGE

2000



FINISHED BASEMENT ELEV. A, B & C



UNFINISHED BASEMENT ELEV. A, B & C

Lot 91 AS Lot 26, 22

Lot 91 Lot 8, 24



PARTIAL UNFINISHED BASEMENT ELEV. A, B & C WITH OPT. EXTERIOR STAIR

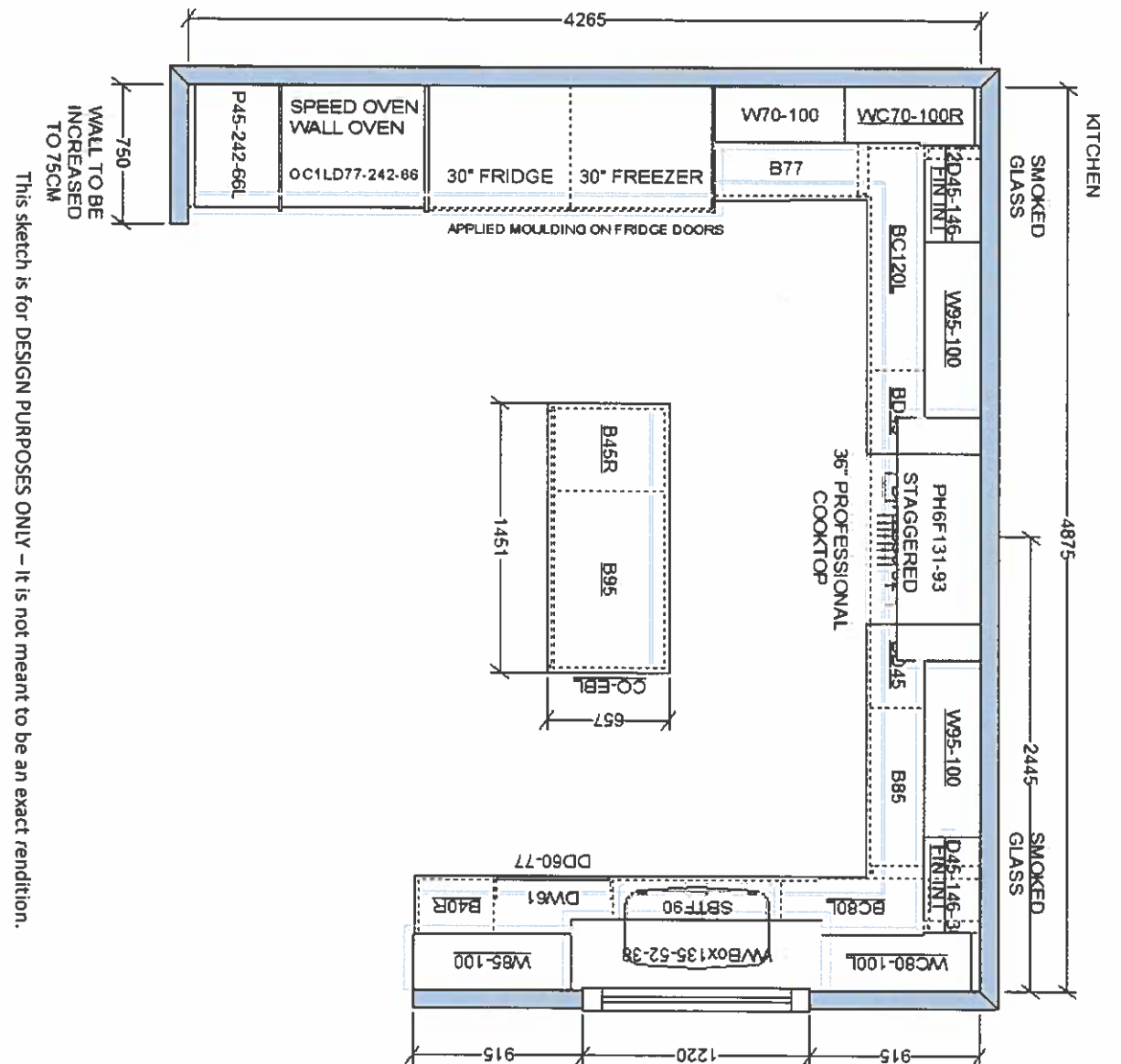


PARTIAL FINISHED BASEMENT ELEV. A, B & C WITHOUT EXTERIOR STAIR

JOSHUA CREEK MONTAGE

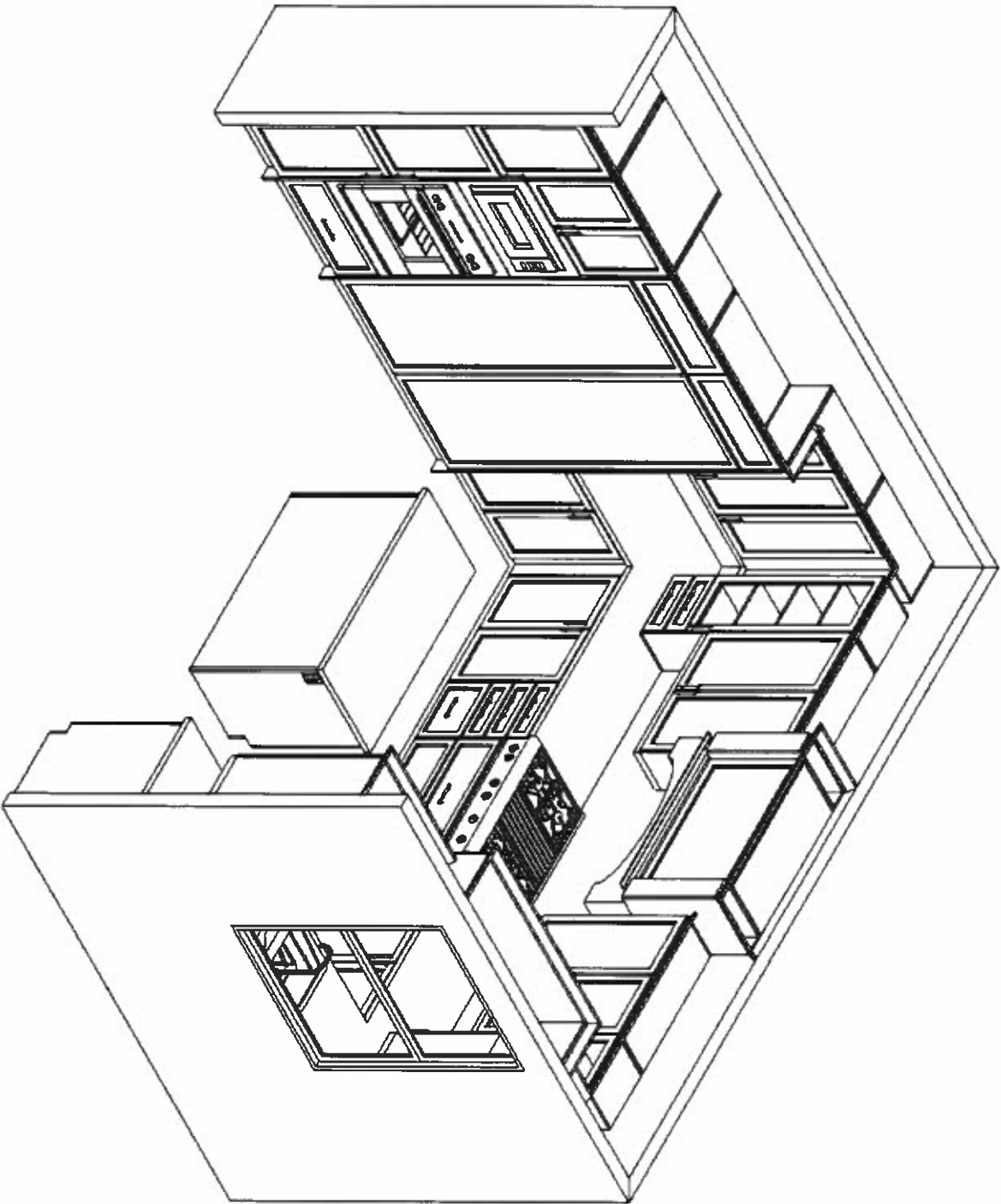
These units are for sale as-is. The buyer is responsible for verifying the accuracy of the information provided. The seller makes no representation or warranty, expressed or implied, as to the accuracy or completeness of the information. The buyer is responsible for verifying the accuracy of the information. The seller makes no representation or warranty, expressed or implied, as to the accuracy or completeness of the information.

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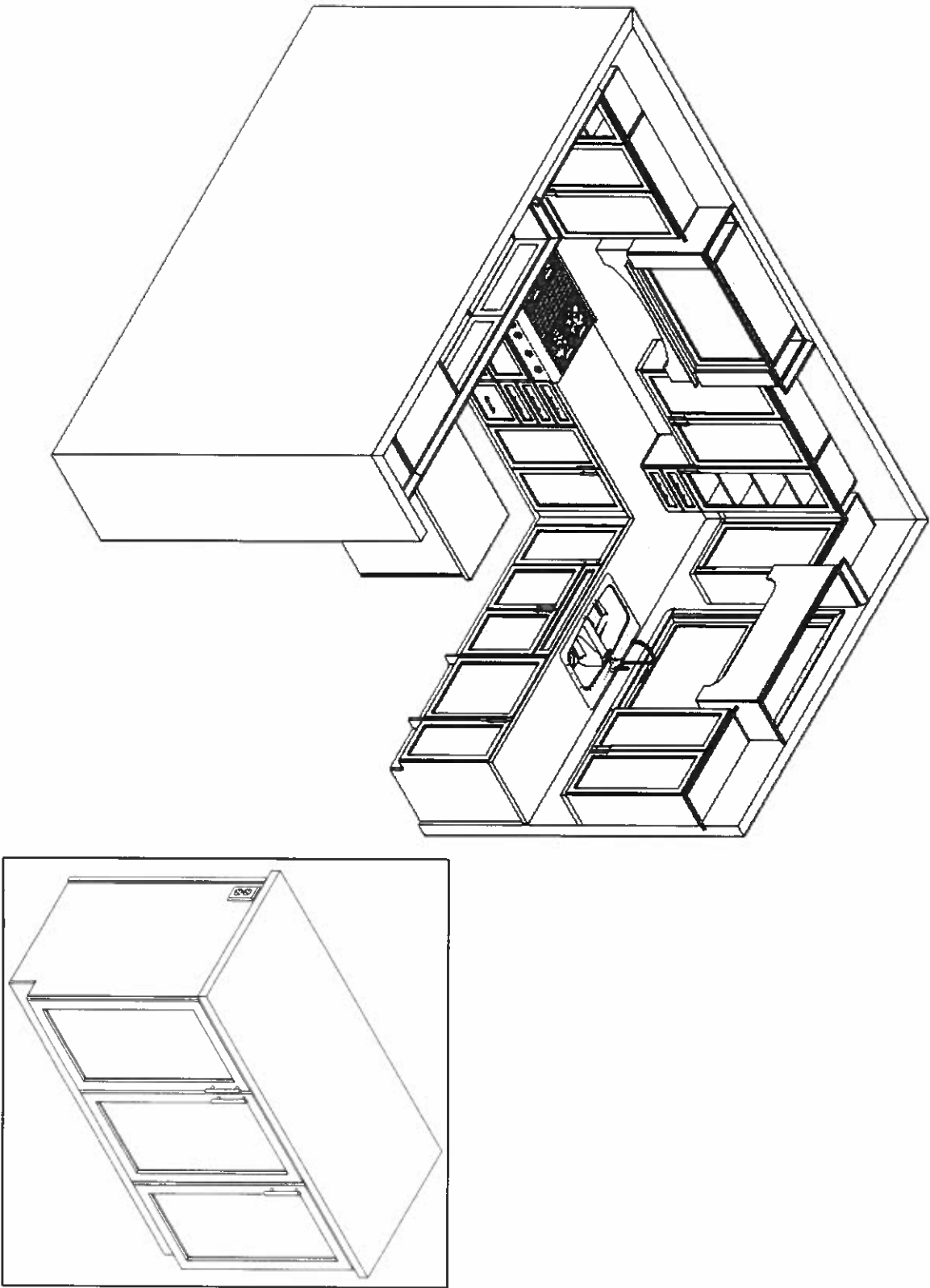
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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--|
| <br>F R E N D E L<br>K I T C H E N ' S   L I M I T E D<br><small>1300 Devonshire Drive, Markham, Ont. L3R 9C3</small> | VALERY HOMES<br>JOSHUA CREEK<br>LOT 91 |  |
| Drawn By:<br>Date: May 13, 2024<br>Scale: Not To Scale                                                                                                                                                     | Approved By Builder:                   |  |
| Date:                                                                                                                                                                                                      |                                        |  |

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



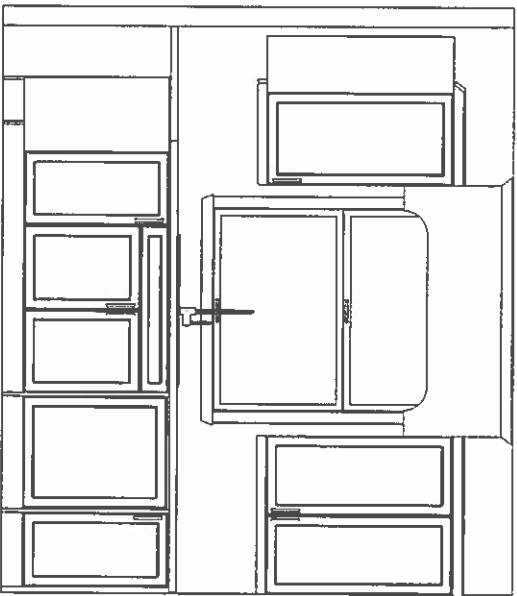
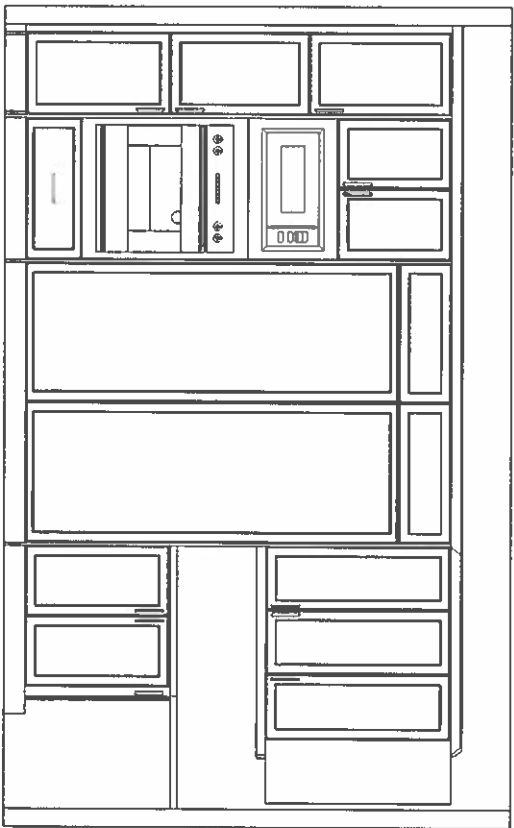
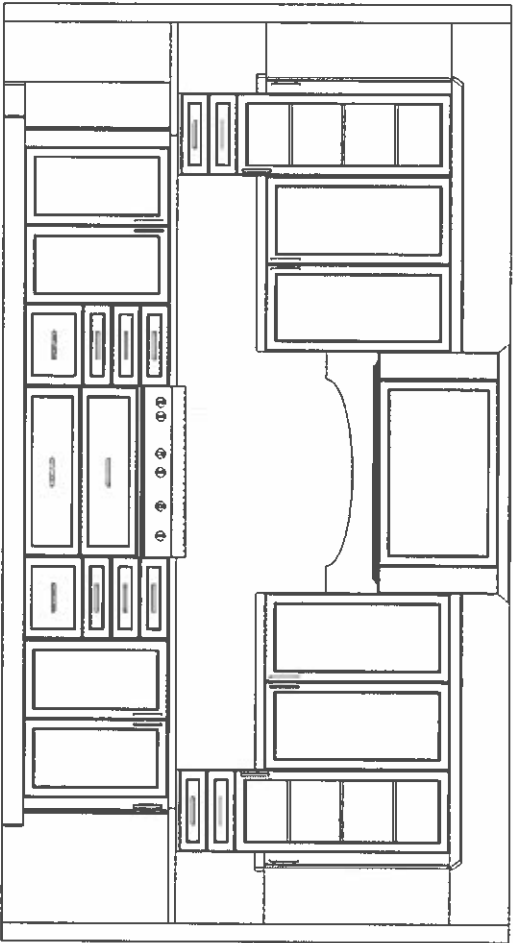
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|                                                                                                                                                                                                           |                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <div><div><div>FRENDEL</div><div>KITCHENS LIMITED</div><div>1830 Pioneer Drive Markham, ON L3R 9C3</div></div></div> | <div>VALERY HOMES</div> <div>JOSHUA CREEK</div> <div>LOT 91</div> |
|                                                                                                                                                                                                           |                                                                   |
| <div>Drawn By:</div> <div>Date: May 13, 2024</div> <div>Scale: Not To Scale</div>                                                                                                                         |                                                                   |
| <div>Approved By Builder:</div> <div></div>                                                                                                                                                               |                                                                   |
| <div>Date:</div> <div></div>                                                                                                                                                                              |                                                                   |

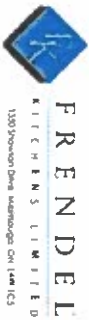


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|                                                                                                                                                                                                                        |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <div><div>F R E N D E L<br/>K I T C H E N S   L I M I T E D<br/><small>1380 Pioneer Drive Markham, ON L3R 1C3</small></div></div> |  |
| VALERY HOMES<br>JOSHUA CREEK<br>LOT 91                                                                                                                                                                                 |  |
|                                                                                                                                                                                                                        |  |
| Drawn By:                                                                                                                                                                                                              |  |
| Date: May 13, 2024                                                                                                                                                                                                     |  |
| Scale: Not To Scale                                                                                                                                                                                                    |  |
| Approved By Builder:                                                                                                                                                                                                   |  |
| Date:                                                                                                                                                                                                                  |  |



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VALERY HOMES  
JOSHUA CREEK  
LOT 91

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Date: May 13, 2024  
Scale: Not To Scale

Approved By Builder:

Date: