

Scheduled Closing Date: October 18, 2023

Purchasers:

SHABNAM, HUZEFA BHAGAT & HUZEFA, HUS

Property: 54 of Plan -

Telephone Res. / Bus:

(647) 248-3787 / (647) 937-7807

Project: Joshua Creek - Phase 1

Decor Advisor:

Cindy Iles

Model and Elevation: BIRCH HILL (42-01) C

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*7, KINGSTON PAINT, MACADEMIA	MSI 3 CALACATTA LAZA	9677
Laundry Room	2, HUGHES 3DL, ONTARIO WHITE	TCE 2019	9677
Powder Room			
SHARED BATH	2, HUGHES 3DL, ONTARIO WHITE	TCE 2019	9677
Master Ensuite Bathroom	2, HUGHES 3DL, ONTARIO WHITE	TCE 2019	9677
Second Ensuite Bathroom (If Applic.)	2, HUGHES 3DL, ONTARIO WHITE	TCE 2019	9677
BASEMENT BATH	2, HUGHES 3DL, ONTARIO WHITE	TCE 2019	9677

Comment

MUDROOM: 2, HUGHES 3DL, ONTARIO WHITE 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	MALENA ICE 13 X 13
Powder Room	MAXSTONE SERIES LIGHT GREY, POLISHED 24 X 24
SHARED BATH	MALENA ICE 13 X 13
Master Ensuite Bathroom	*UPGRADE 6, LA MARCA STATUARIETTO, POLISHED 24 X 48
Second Ensuite Bathroom (If Applicable)	MALENA ICE 13 X 13
Lower Landing (If Applicable)	
BASEMENT BATH	MALENA ICE 13 X 13

Comment

MUDROOM: MAXSTONE SERIES LIGHT GREY, POLISHED 24 X 24
MASTER ENSUITE SHOWER FLOOR: SOHO WARM GREY MATTE

3. Wall Tile

	Selection	Custom	Describe
SHARED BATH	MALENA ICE 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	*LaMarca Statuarietto Polished 2X2	☐ Yes ☒ No	24" x 24" wall only
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	MALENA ICE 8 X 10	☐ Yes ☒ No	
BASEMENT BATH	MALENA ICE 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No	Backsplash Behind Stove to Upper Cabinets	
Comment			

Scheduled Closing Date: October 18, 2023

Purchasers: SHABNAM, HUZEFA BHAGAT & HUZEFA, HUS: Property: 54 of Plan -
Telephone Res. / Bus: (647) 248-3787 / (647) 937-7807 Project: Joshua Creek - Phase 1
Decor Advisor: Cindy Iles Model and Elevation: BIRCH HILL (42-01) C

4. Plumbing Fixtures

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

Comment

SEE STRUCTURAL UPGRADES

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	*NOUVEAU 6, 6 1/2" IN CERVINO	Upper Landing	*NOUVEAU 6, 6 1/2" IN CERVINO
Kitchen / Breakfast		Upper Hall	*NOUVEAU 6, 6 1/2" IN CERVINO
Living Room		Master Bedroom	
Dining Room	*NOUVEAU 6, 6 1/2" IN CERVINO	Bedroom #2	
Family Room	*NOUVEAU 6, 6 1/2" IN CERVINO	Bedroom #3	
Den/Library	*NOUVEAU 6, 6 1/2" IN CERVINO	Bedroom #4	
Entrance Vestibule		Bedroom #5	
Lower Landing (If Applicable)		Other Room - Specify BREAKFAST AREA	*NOUVEAU 6, 6 1/2" IN CERVINO

Comment

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☐	W6461 SPIREA H1376 EVENING WHITE
BASEMENT	☐	W6461 SPIREA H1376 EVENING WHITE

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

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				CREMA MARFIL					
				NONE					

Comment

Scheduled Closing Date: October 18, 2023

Purchasers:

SHABNAM, HUZEFA BHAGAT & HUZEFA, HUS

Property: 54 of Plan -

Telephone Res. / Bus:

(647) 248-3787 / (647) 937-7807

Project: Joshua Creek - Phase 1

Decor Advisor:

Cindy Iles

Model and Elevation: BIRCH HILL (42-01) C

8. Trim Carpentry

Interior Doors

STANDARD

Front Door Glass Inserts

DBL GLASS

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

Living Room

Lower Landing

Dining Room

A-120 6X6

IN WAFFLE

Other Room - Specify

Family Room

A-120 6X6

IN WAFFLE

Comment

10. Railings and Spindles

Railing Package

STANDARD

Railing Colour

CERVINO

Stringer / Riser

CERVINO

Spindle Colour

BLACK

Treads

CERVINO

Oak Stairs

☒ Yes

☐ No

☐ N/A

Comment

11. Wall Paint / Ceilings

Throughout Finished Areas

SOUTHERN SHADOW

Trim Paint

White

Smooth Ceilings

Ground Floor

☒

Second Floor

☒

Note

Comment

Scheduled Closing Date: October 18, 2023

Purchasers:

SHABNAM, HUZEFA BHAGAT & HUZEFA, HUS

Property: 54 of Plan -

Telephone Res. / Bus:

(647) 248-3787 / (647) 937-7807

Project: Joshua Creek - Phase 1

Decor Advisor:

Cindy Iles

Model and Elevation: BIRCH HILL (42-01) C

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

ROUGH-IN ONLY

Gas Provisions Stove

YES

Gas Provisions Dryer

NO

Gas Provisions Barbecue

YES

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: _____



VALERY HOMES
JOSHUA CREEK
42-1

STANDARD FEATURES:

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

- Stacked Cabinets A03

- Deep Stacked x 3

- Crown Moulding

- Valence Electrons

Lot 54

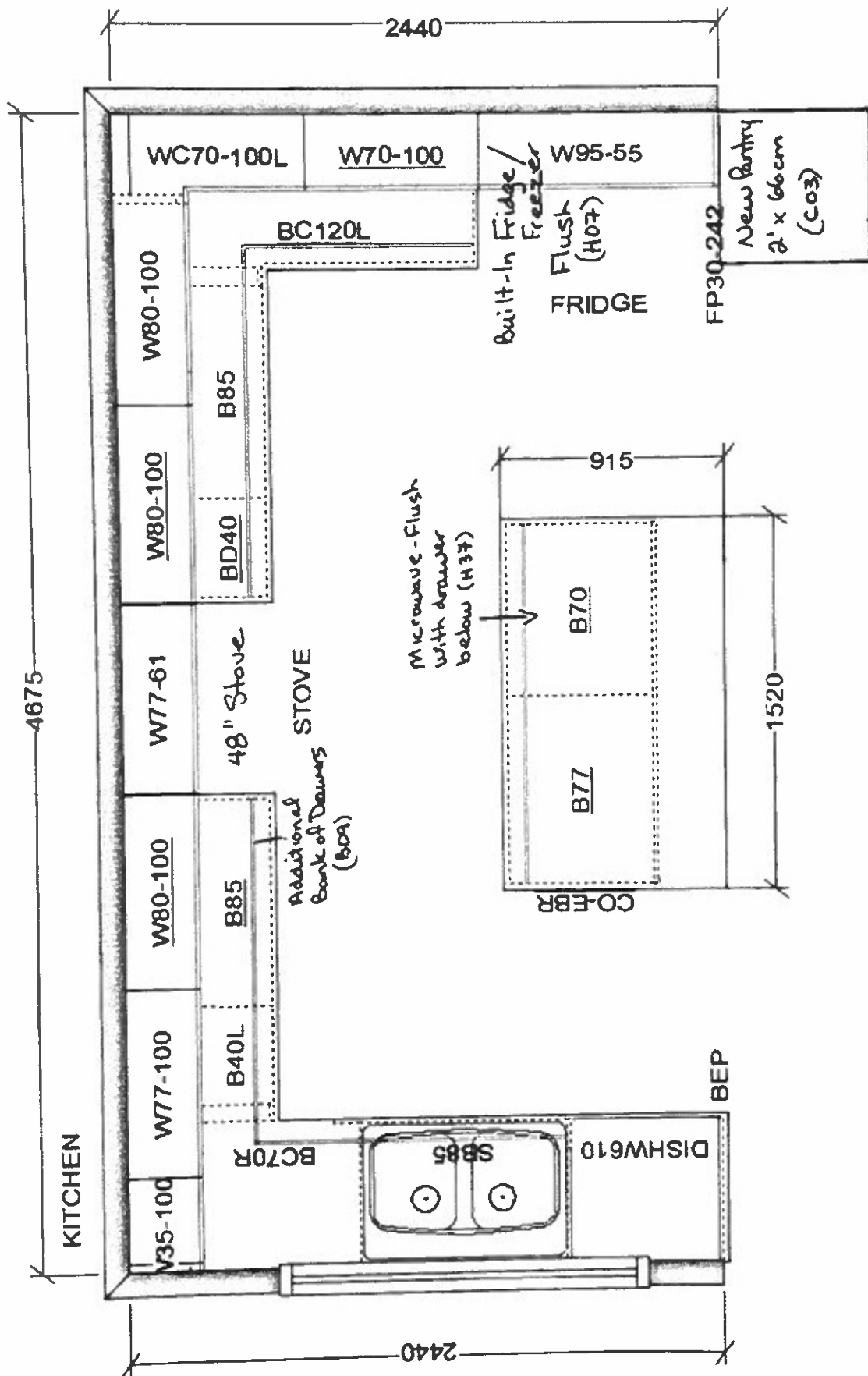
Drawn By:

Date: November 27, 2023

Scale: Not To Scale

Approved By Builder:

Date:



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

BIRCH HILL

21

Lot 54

Jan 26, 23

Lot 54

May 28, 24

Relocate Std light

coated
concrete

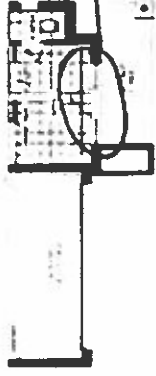
Gas
underline for pot filler
Future
microwave in
island

Freezer
underline

increase ceiling height
to 12' on main floor



PARTIAL GROUND FLOOR ELEV H



Remove sidelights
Add Double Glass
Doors

PARTIAL GROUND FLOOR ELEV C

GROUND FLOOR ELEV A

JOSHUA CREEK

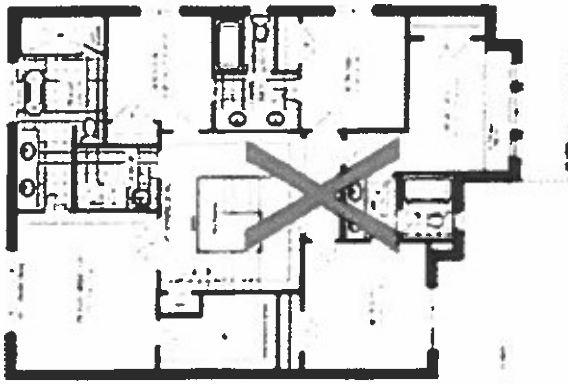
MONTAGE

VALERY

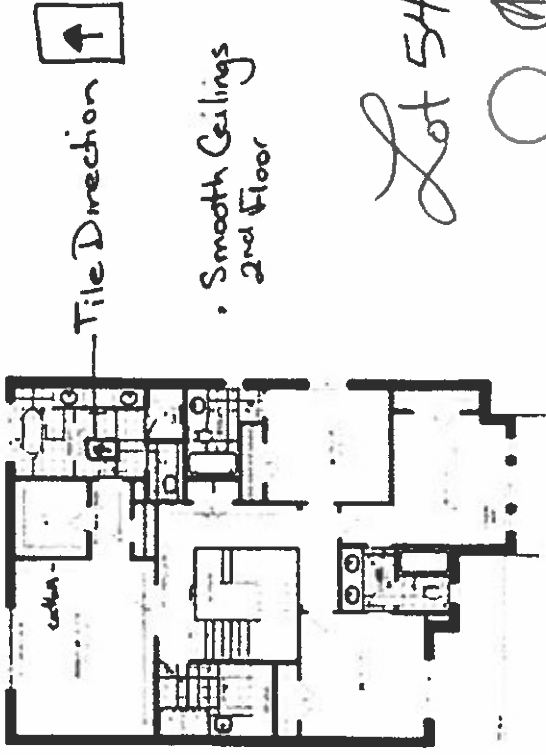
BIRCH HILL

421

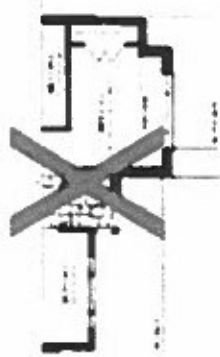
Lot 54 ○ ○ ○
Jan 24, 23



OPTIONAL SECOND FLOOR LEVEL A
5 BEDROOM



Lot 54 ○ ○ ○
May 28, 24



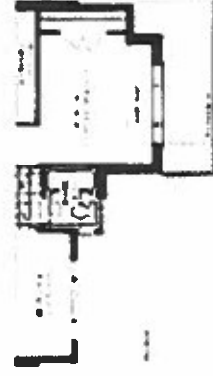
OPTIONAL SECOND FLOOR LEVEL C
5 BEDROOM



PARTIAL OPTIONAL SECOND FLOOR LEVEL B
3 BEDROOM



PARTIAL SECOND FLOOR LEVEL B



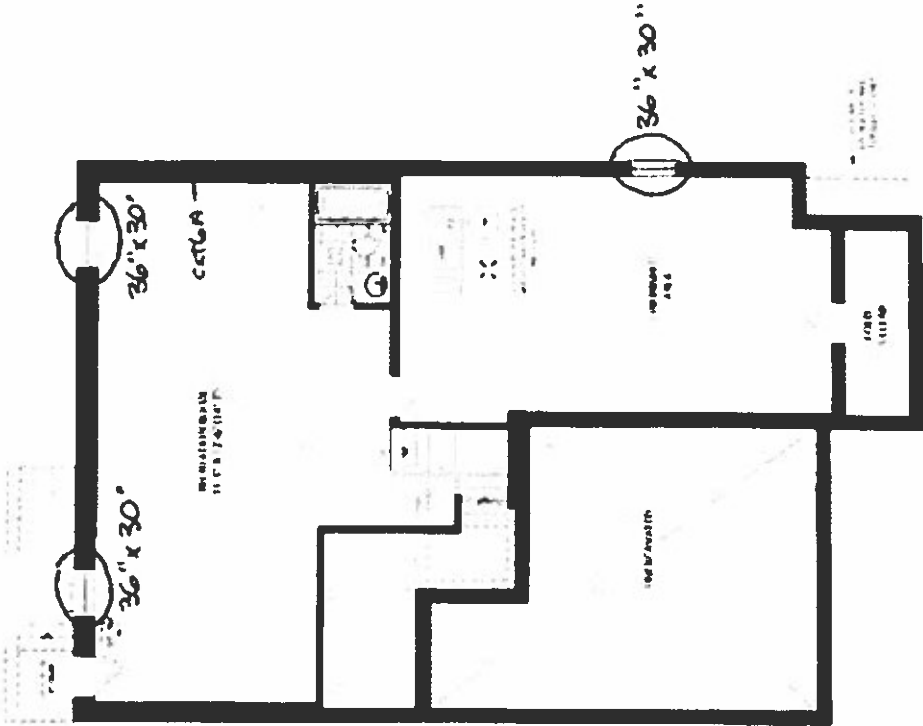
PARTIAL SECOND FLOOR LEVEL C

JOSHUA CREEK
MONTAGE

VALÉRY

BIRCH HILL
42-1

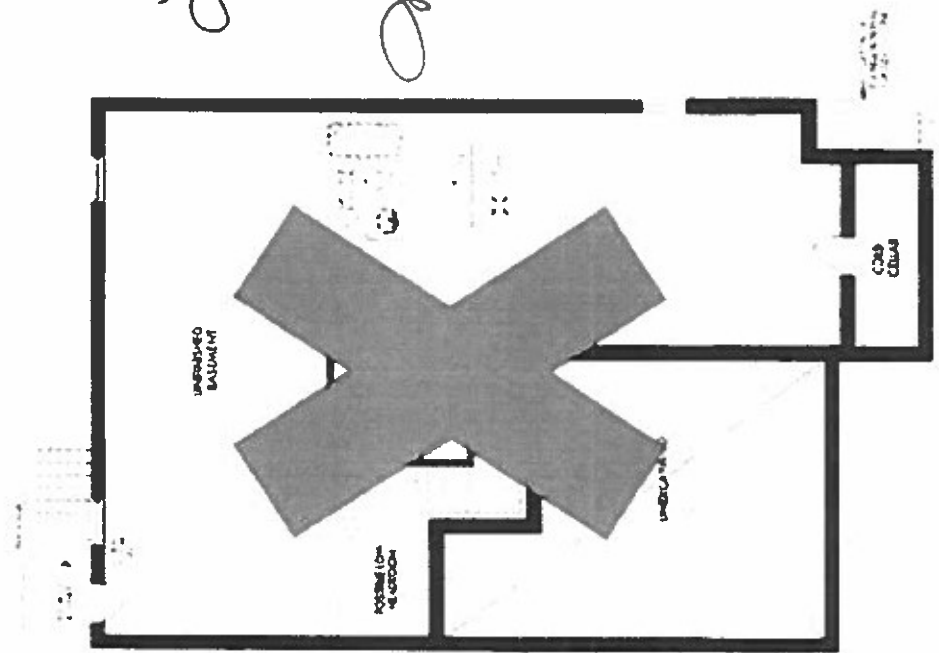
Build
Walk-Up



FINISHED BASEMENT F1V A HXC

JOSHUA CREEK
MONTAGE

Lot 54 ○ ○
Jan 26, 23



UNFINISHED BASEMENT F1V A HXC

VALERY
HOME

Valery Home is a new addition to the Joshua Creek Montage community. It features a finished basement with a walk-up, a large living area with a fireplace, a kitchen area, a bathroom, and a bedroom. The plan also shows a closet and a small room labeled "CLO".

Lot 54
○
Jan 28, 24