

Scheduled Closing Date: September 19, 2023

Purchaser: Ruo,Gan Wei
Telephone Res. / Bus: / (416) 881-7958
Decor Advisor: Cindy Iles

Property: 60 of Plan -
Project: Joshua Creek - Phase 1
Model and Elevation: BAYSHIRE (44-03) C

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	2, HUGHES, ONTARIO WHITE	TCE 1504	9677
Laundry Room	2, HUGHES, ONTARIO WHITE	TCE 1504	9677
Powder Room			
SHARED BATH	2, HUGHES, ONTARIO WHITE	TCE 1504	9677
Master Ensuite Bathroom	2, HUGHES, ONTARIO WHITE	TCE 1504	9677
Second Ensuite Bathroom (If Applic.)	2, HUGHES, ONTARIO WHITE	TCE 1504	9677
ENSUITE 5	2, HUGHES, ONTARIO WHITE	TCE 1504	9677

Comment

BASEMENT BATH: 2, HUGHES, ONTARIO WHITE COUNTER: TCE 1504 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	KEATON ICE 13 X 13
Master Ensuite Bathroom	KEATON ICE 13 X 13
Second Ensuite Bathroom (If Applicable)	KEATON ICE 13 X 13
Lower Landing (If Applicable)	
ENSUITE 5	KEATON ICE 13 X 13

Comment

MUD ROOM: MAXSTONE SERIES, LIGHT GREY, POLISHED 24 X 24
BASEMENT BATH: KEATON ICE, 13 X 13

3. Wall Tile

	Selection	Custom	Describe
SHARED BATH	KEATON ICE 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	KEATON ICE 8 X 10	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	KEATON ICE 8 X 10	☐ Yes ☒ No	
ENSUITE 5	KEATON ICE 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☒ Yes ☐ No	Backsplash Behind Stove to Upper Cabinets	NO

Comment

BASEMENT BATH: KEATON ICE 8 X 10

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4. Plumbing Fixtures

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

Comment
FIXTURES TO REMAIN AS STANDARD

5. Hardwood Flooring

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

Comment

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☐	W6761 SPIREA 11 H247 FRENCH COFFEE
BASEMENT	☐	W6761 SPIREA 11 H247 FRENCH COFFEE

Upgrade Underpad	Type STANDARD	Area
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				BIANCO CARERRA					
				NONE					

Comment

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8. Trim Carpentry

Interior Doors STANDARD Front Door Glass Inserts STANDARD Door Handles 1948 MATTE BLK
Interior Trim STANDARD

Comment

GRIP SET: STRAIT IN 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 STANDARD
Railing Colour DRAYTON
Stringer / Riser DRAYTON
Spindle Colour BLACK
Treads DRAYTON

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

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: _____



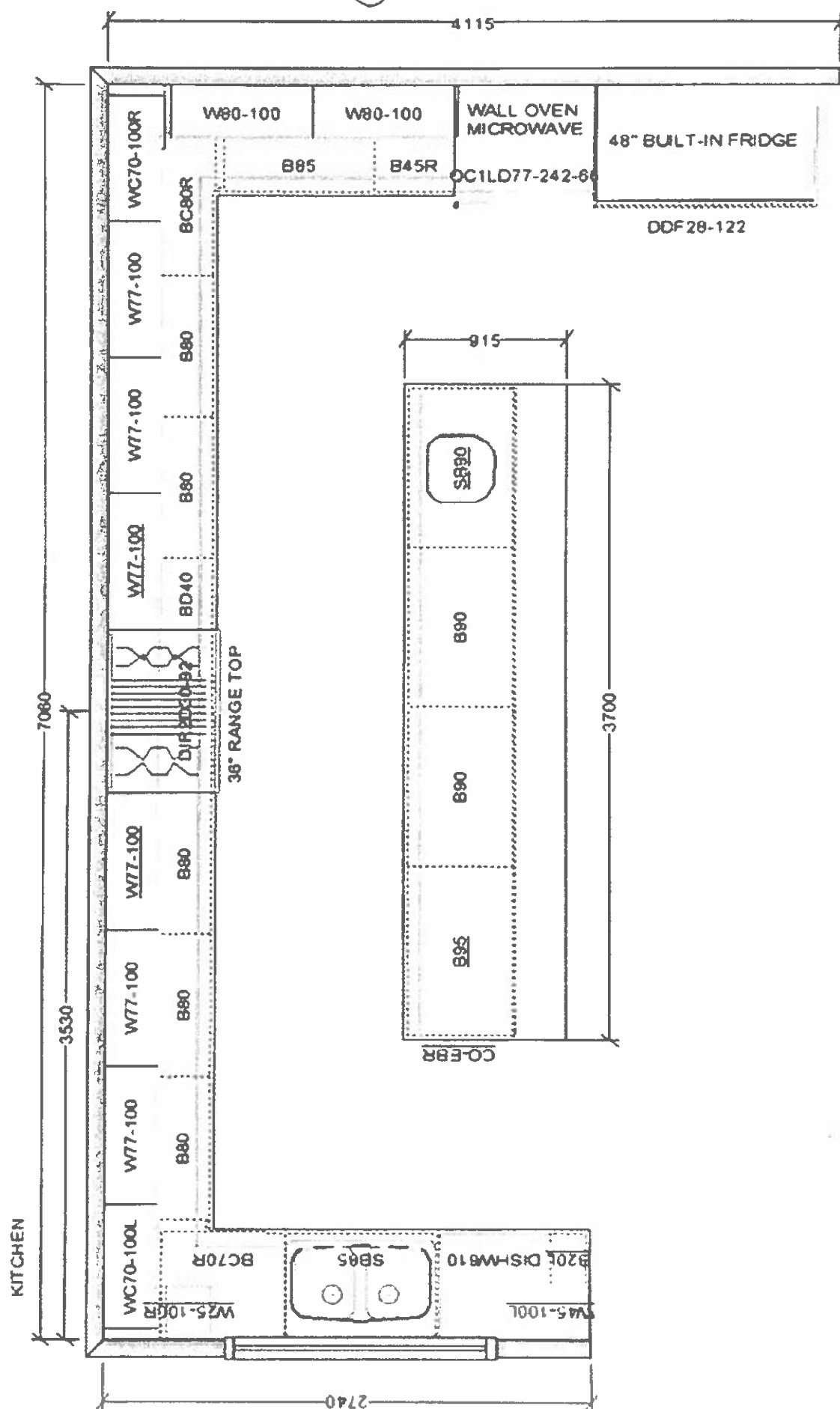
VALERY HOMES
JOSHUA CREEK
LOT 60

Lot 60  June 6, 24

Drawn By:
Date: August 22, 2022
Scale: Not To Scale

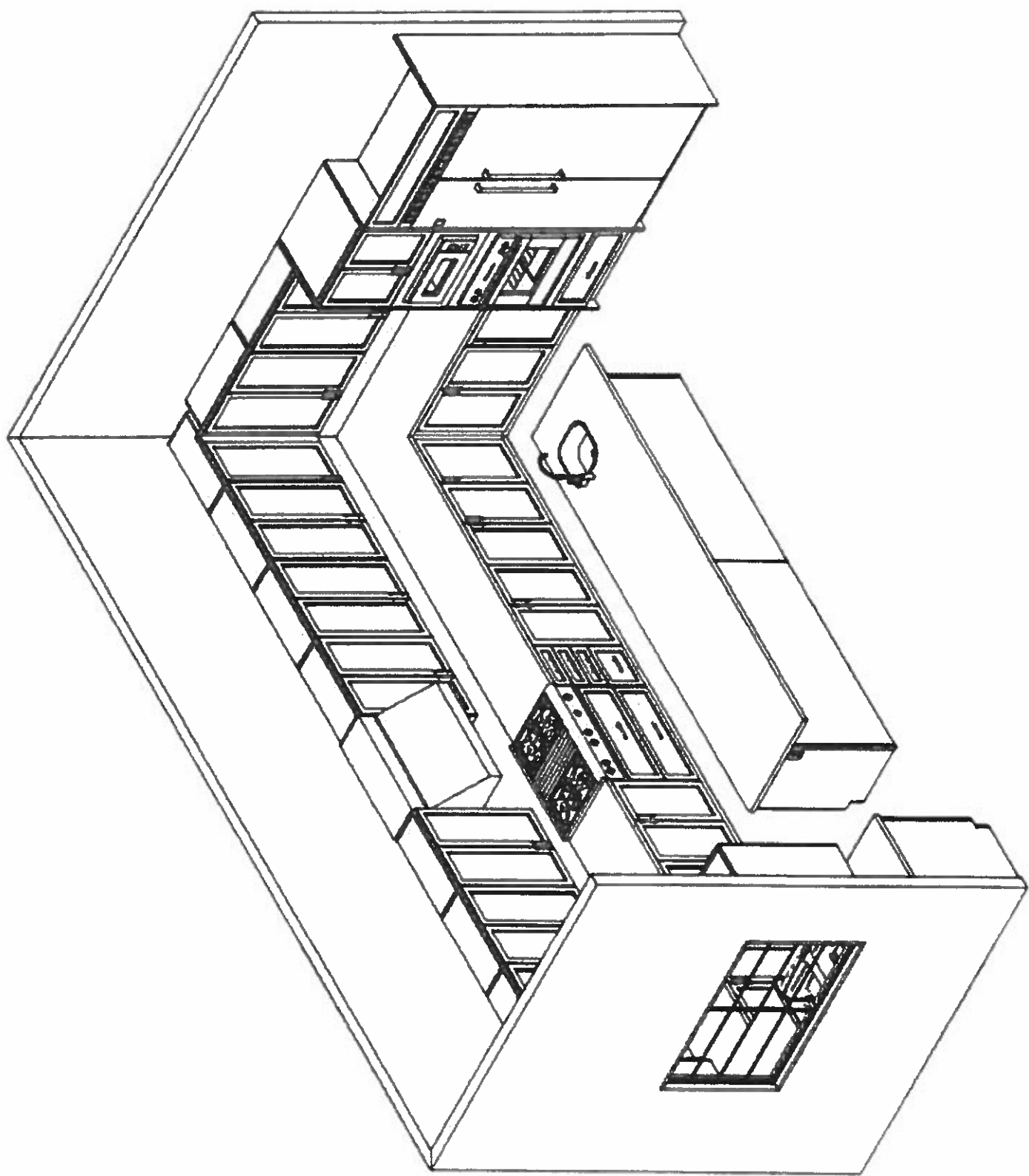
Approved By Builder:

Date: _____



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

 F R E N D E L F I T C H E R S L I M I T E D 1700 Brudenell Drive, Abbotsford, BC V3N 1G3	VALERY HOMES JOSHUA CREEK LOT 60	 June 6, 24	Drawn By: Date: August 22, 2022 Scale: Not To Scale	Approved By Builder: Date:
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FRENDEL
SYSTEMS LIMITED
1350 Steeles Ave. West, Unit 103

VALERY HOMES
JOSHUA CREEK
LOT 60

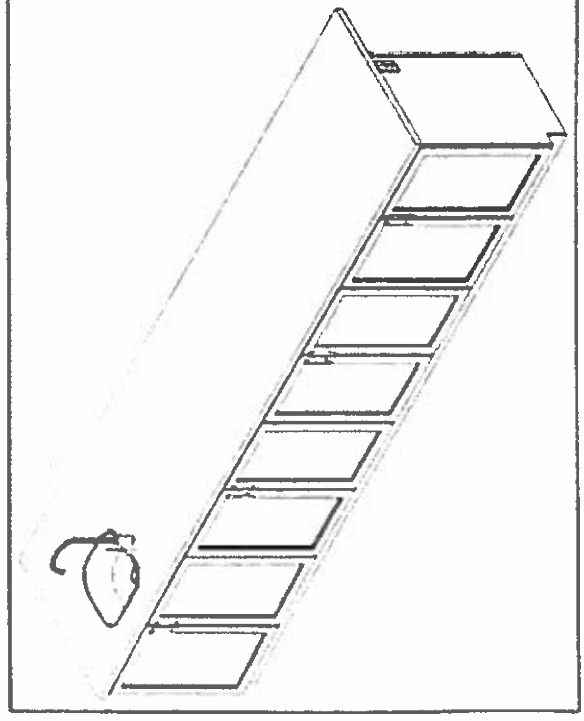
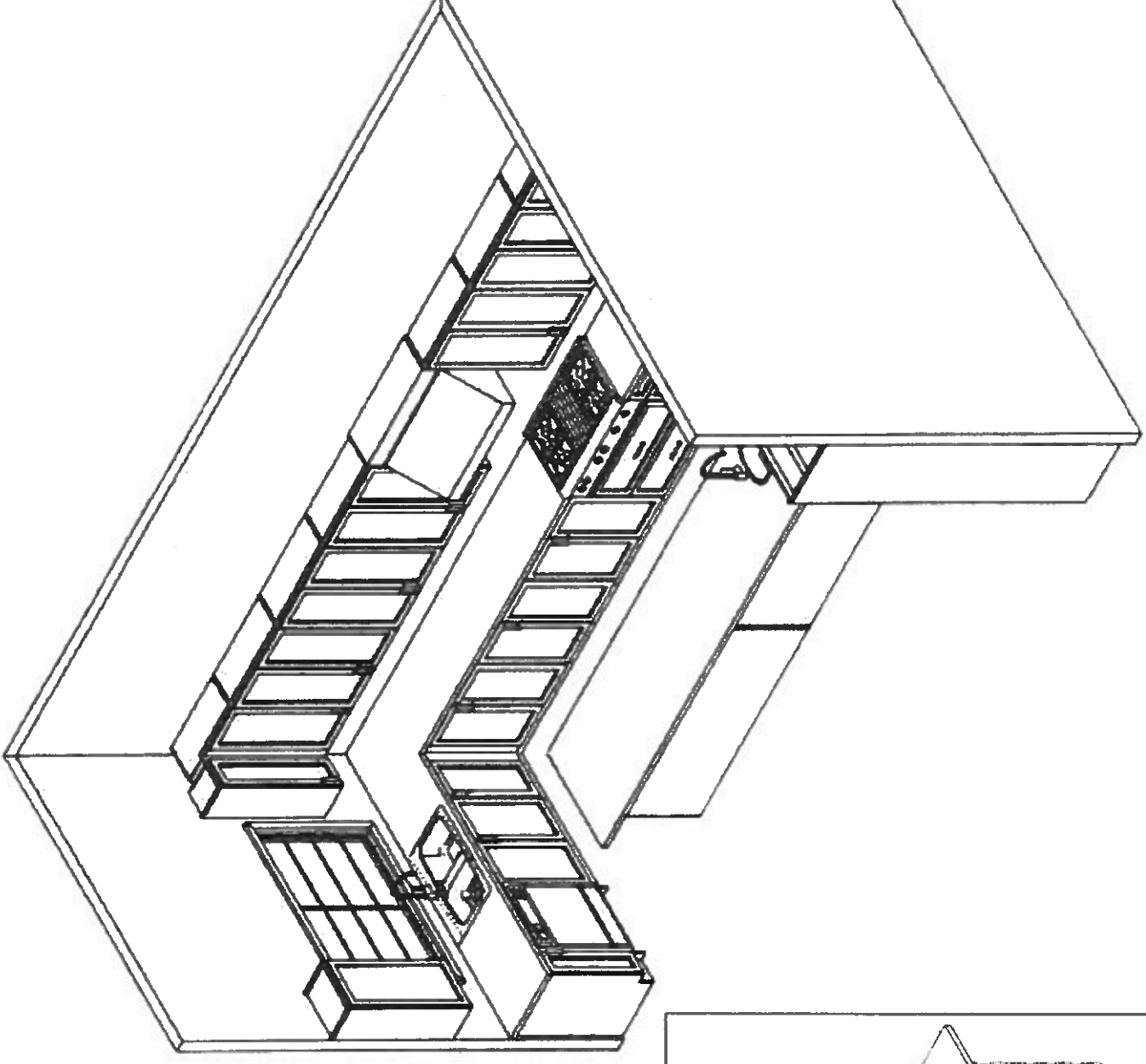


June 6, 24

Drawn By:
Date: August 22, 2022
Scale: Not To Scale

Approved By Builder:

Date:



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

 FRENDEL SITES LIMITED 1155 Douglas Drive, Unit 103, Oshawa, ON L1H 7C3	VALERY HOMES JOSHUA CREEK LOT 60	 <i>June 6, 24</i>	Drawn By: Date: August 22, 2022 Scale: Not To Scale	Approved By Builder: Date:
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July 26, 22

*12' Ceilings

- Delete walls, install LVL Beam
See Revised Kitchen Plan

Lot 68 June 6, 24

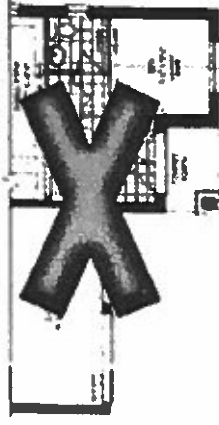
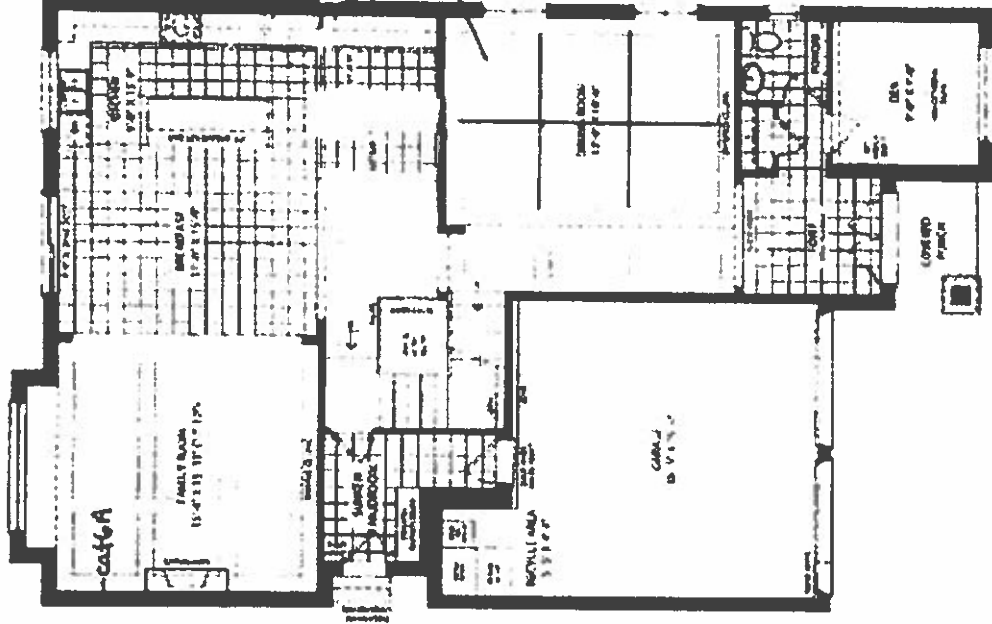
Waffle
Ceiling
6 squares

PARTIAL GROUND - LOOSE LEV. A R & C
WITH OPT EXTERIOR STAIR

OPTIONAL GROUND FLOOR ELEV A, B & C

CAROLING FLOOR ELEV A

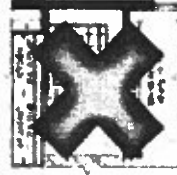
JOSHUA CREEK

VALERY

HAZARD AND HUMANITY



BASINAL GROUND FLOOR ELEV C

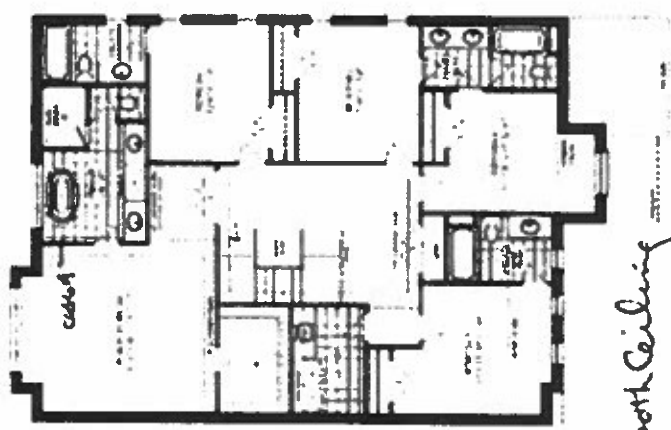


BAYSHIRE

446-3

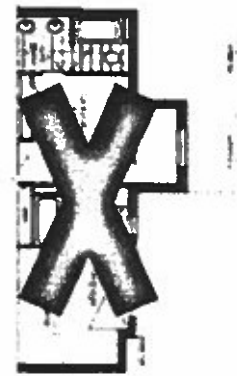
Lot 60
July 26, 22

Lot 60
June 6, 24

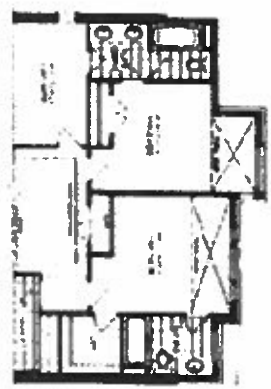


Smooth Ceiling

OPTIONAL SECOND FLOOR ELEV A
5 BEDROOM



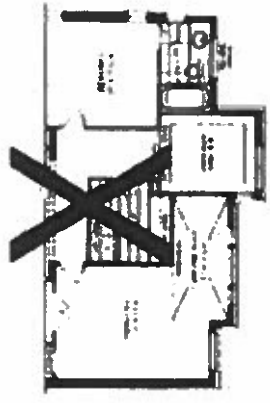
PARTIAL OPTIONAL SECOND FLOOR ELEV B
5 BEDROOM



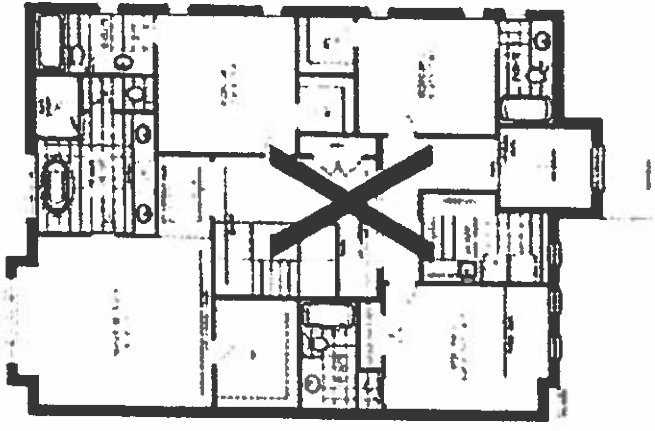
OPTIONAL SECOND FLOOR ELEV C
5 BEDROOM



PARTIAL SECOND FLOOR ELEV B



PARTIAL SECOND FLOOR ELEV C



SECOND FLOOR ELEV A

JOSHUA CREEK
MONTAGE

VALERY
HOMES

22

36" x 30"

Q. How do I know if my child has a learning disability?

**of the
Information Panel**

FINIS FORTIS F. A

INFORMED CONSENT

MONTAGE

...the ...

35

Figure 1

000 000 000

Lot 60 June 6, 24

June 6, 24

DATE RECEIVED IN WASH DC 12-14-71

01715 20183 X4 14001 2
25 H A 373 960712 LN 30430V2 1445 M11

CEILING BASEMENT PLANE LEV A B & C
WITHOUT EXTERIOR STAIR