

Scheduled Closing Date: December 18, 2023

Purchaser: VINEETA AHOOJA

Property: 58 of Plan -

Telephone Res. / Bus: / (647) 989-5522

Project: Joshua Creek - Phase 1

Decor Advisor: Cindy Iles

Model and Elevation: LIBERTY (42-03) C

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*3, SIMCOE, ORCHID	TCE 1504	12801
Laundry Room	*3, SIMCOE, ORCHID	TCE 1504	12801
Powder Room			
SHARED BATH	*3, SIMCOE, ORCHID	TCE 1504	12801
Master Ensuite Bathroom	*3, SIMCOE, ORCHID	TCE 1504	12801
Second Ensuite Bathroom (If Applic.)			
ENSUITE 4	*3, SIMCOE, ORCHID	TCE 1504	12801

Comment

MUDROOM: *3, SIMCOE, MOONLIGHT HARDWARE: 12801
BASEMENT BATH: CABINET: *3, SIMCOE, ORCHID COUNTER: TCE 1504 HARDWARE: 12801

2. Floor Tile

	Selection
Entrance Vestibule	*6, ETERNA SERIES, IMPERIAL GREY, POLISHED 24 X 48
Main Hall	
Kitchen / Breakfast	*6, ETERNA SERIES, IMPERIAL GREY, POLISHED 24 x 48
Laundry Room	KEATON ICE, 13 X 13
Powder Room	*6, ETERNA SERIES, IMPERIAL GREY, POLISHED 24 x 48
SHARED BATH	KEATON ICE, 13 X 13
Master Ensuite Bathroom	*6, ETERNA SERIES, IMPERIAL GREY, POLISHED 24 x 48
Second Ensuite Bathroom (If Applicable)	
Lower Landing (If Applicable)	
ENSUITE 4	KEATON ICE, 13 X 13

Comment

MUDROOM: CERAForge CHROMIUM 24 X 24
BASEMENT BATH: KEATON ICE 13X13 MASTER ENSUITE SHOWER FLOOR: 2X2 SOHO WARM GREY MATTE

3. Wall Tile

	Selection	Custom	Describe
SHARED BATH	KEATON ICE, 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	*6, Imperial Grey Polished 24x48	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)		☐ Yes ☐ No	
ENSUITE 4	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
SEE STRUCTURAL UPGRADES

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	NOUVEAU 7, SUMMER SALOON	Upper Landing	NOUVEAU 7, SUMMER SALOON
Kitchen / Breakfast		Upper Hall	NOUVEAU 7, SUMMER SALOON
Living Room		Master Bedroom	
Dining Room	NOUVEAU 7, SUMMER SALOON	Bedroom #2	
Family Room	NOUVEAU 7, SUMMER SALOON	Bedroom #3	
Den/Library	NOUVEAU 7, SUMMER SALOON	Bedroom #4	
Entrance Vestibule		Bedroom #5	
Lower Landing (If Applicable)		Other Room - Specify	

Comment
HARDWOOD: NOUVEAU 7, SUMMER SALOON, 7 1/2" HICKORY

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☐	A4531 SPARTACUS 84558 BEACH SHELL
BASEMENT	☐	A4531 SPARTACUS 84558 BEACH SHELL

Upgrade Underpad	Type	Area
	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				BIANCO CARARRA					
				NONE					

Comment

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8. Trim Carpentry

Interior Doors

CONMORE

Front Door Glass Inserts

STANDARD

Door Handles

1948 SATIN NICKE

Interior Trim

STANDARD

Comment

INTERIOR DOORS EXTENDED ON 2ND FLOOR
GRIP SET: STRAIT IN SATIN NICKEL

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

SUMMER SALOON

Stringer / Riser

SUMMER SALOON

Spindle Colour

BLACK

Treads

SUMMER SALOON

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

BASEMENT IS ALSO SMOOTH

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

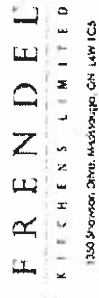
14. Additional Comments

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
42-3

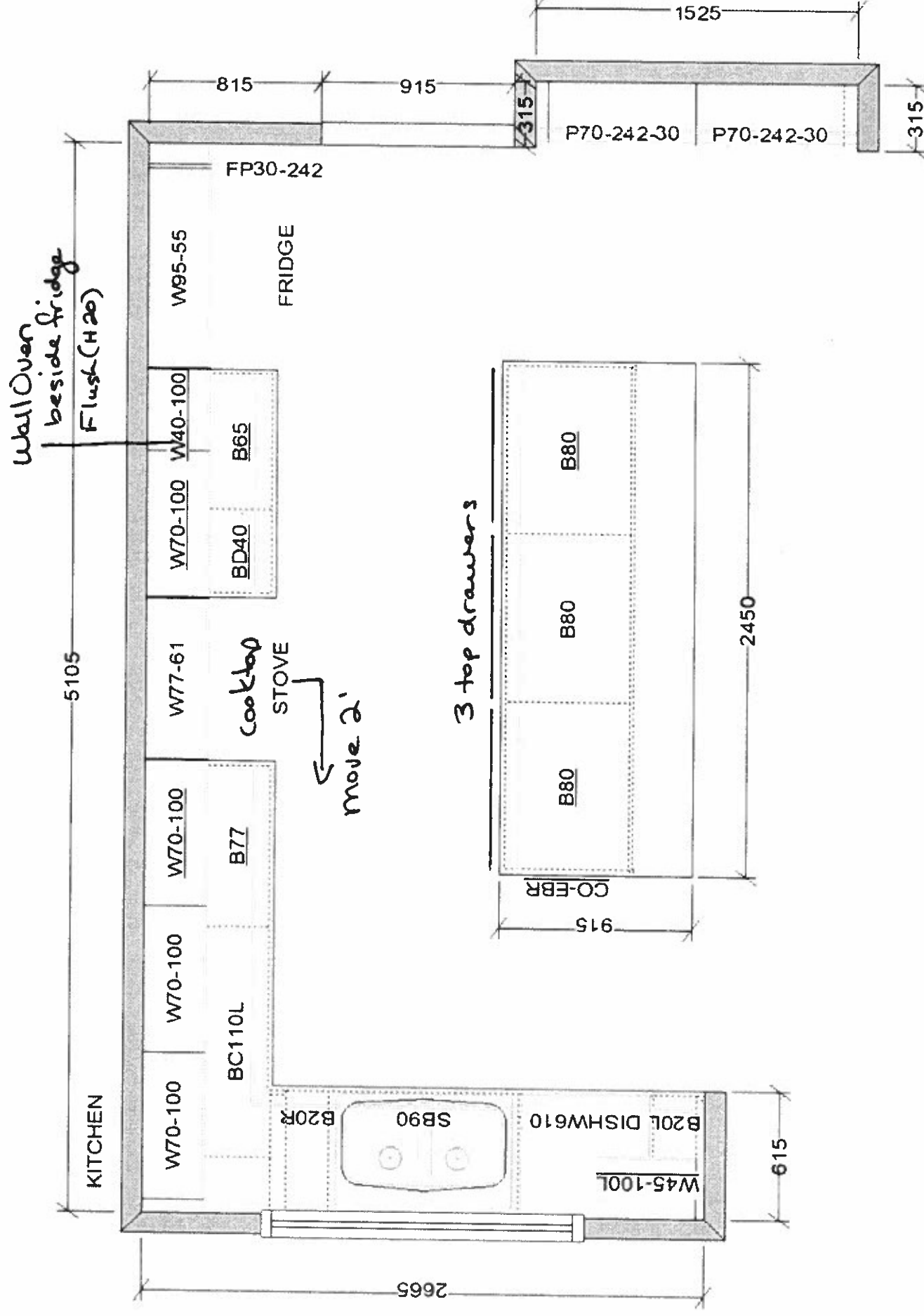
- STANDARD FEATURES:**
- 100cm Upper cabinets
 - Backing on Kitchen and Bath cabinets except sinks
 - Kitchen & Bath countertops by others
 - Post-form laminate countertops in Laundry

10/5/58

Drawn By:
Date: November 27, 2023
Scale: Not To Scale

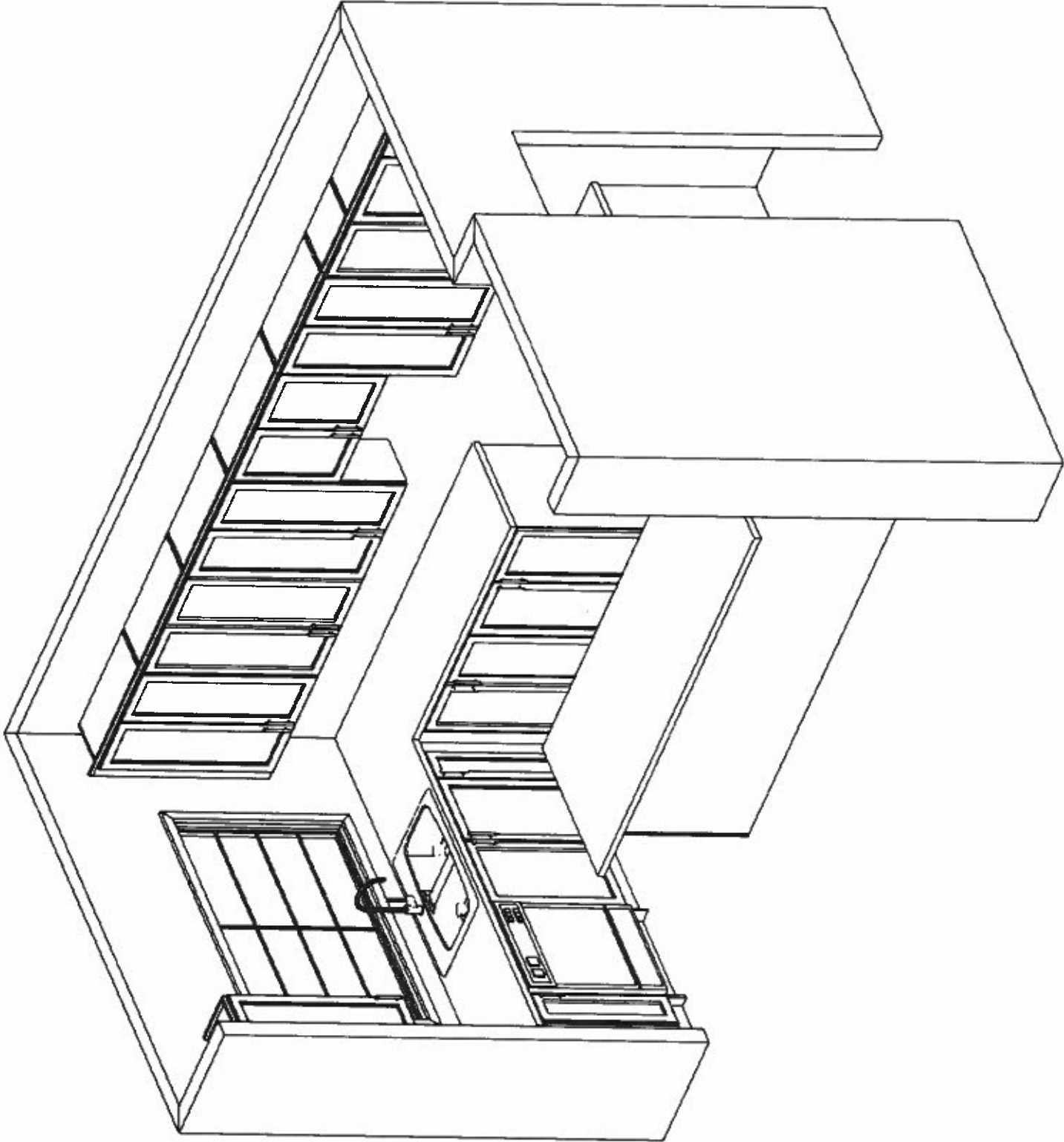
Approved By Builder:

Date:



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

 F R E N D E L K I T C H E N S L I M I T E D 1350 Sheppard Ave. E., Markham, ON L3R 1C3	VALERY HOMES JOSHUA CREEK 42-3		Drawn By: Date: November 27, 2023 Scale: Not To Scale	Approved By Builder: Date:
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Lib. Direction

U.S. Line

Tile Direction

-French Doors

Tile Direction

GROUND FLOOR ELEV. A

PARTIAL GROUND FLOOR ELEVATION

~~Sgt~~

June, 24

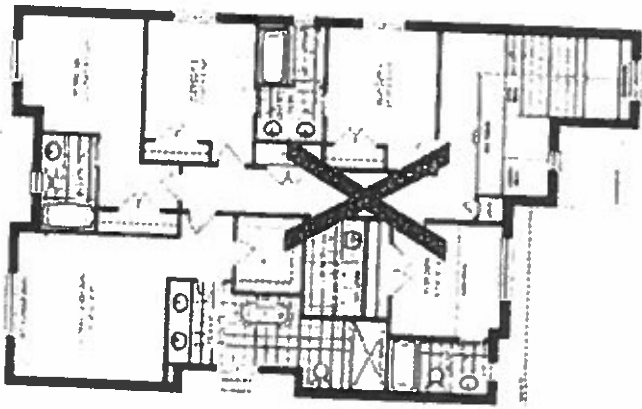
PARTIAL GROUND FLOOR ELEVATION

PARTIAL GROUND FLOOR ELEVATION

Lot 58 (K)

Dec. 21, 22

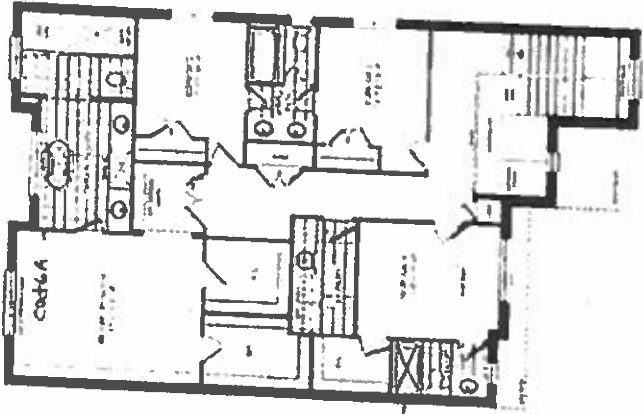
Lot 58
June 6, 24



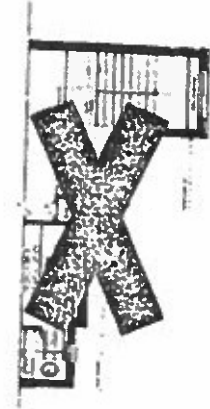
OPTIONAL SECOND FLOOR ELEV A
5 BEDROOM

Smooth Ceilings
Extended Height Doors

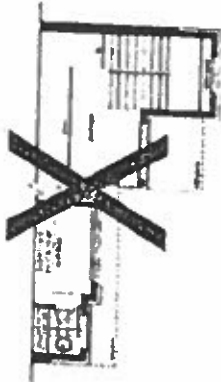
Convert tub to
frameless shower



SECOND FLOOR ELEV A



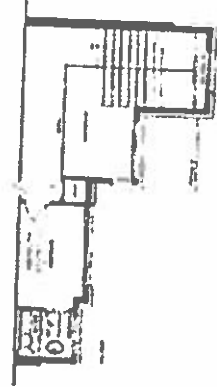
PARTIAL OPTIONAL SECOND FLOOR ELEV B
5 BEDROOM



PARTIAL OPTIONAL SECOND FLOOR ELEV C
5 BEDROOM



PARTIAL SECOND FLOOR ELEV B



PARTIAL SECOND FLOOR ELEV C

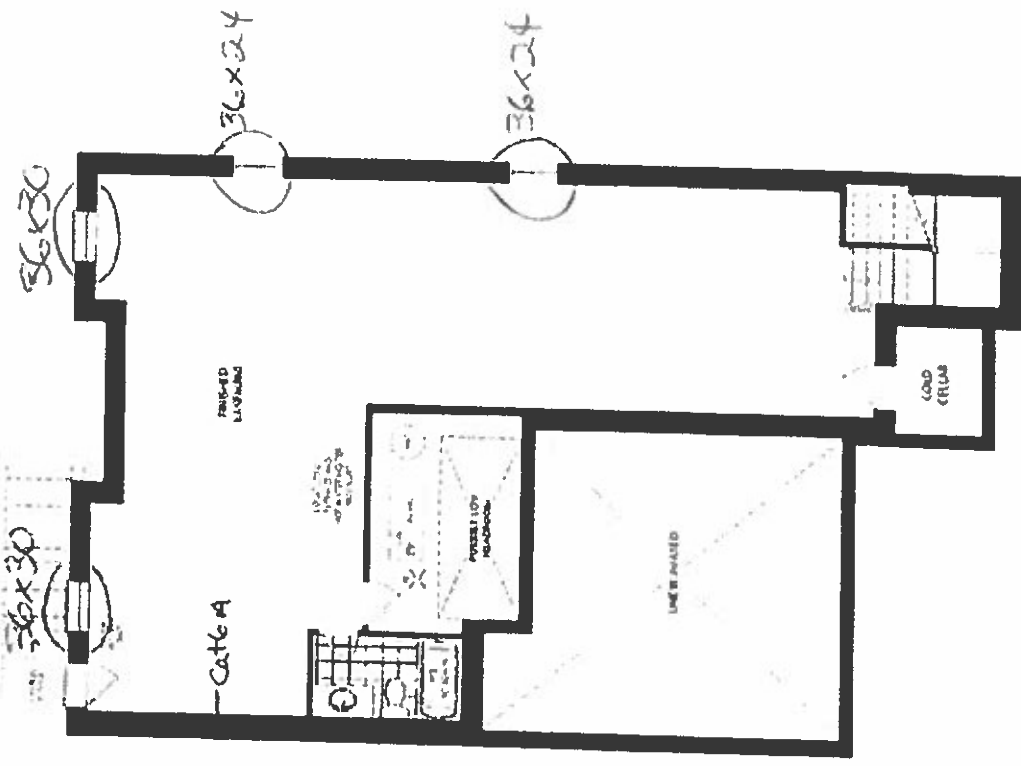
JOSHUA CREEK
MONTAGE

3. THESE PLANS ARE PREPARED BY THE ARCHITECT FOR THE PURPOSES OF OBTAINING PERMITS AND CONSTRUCTION. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

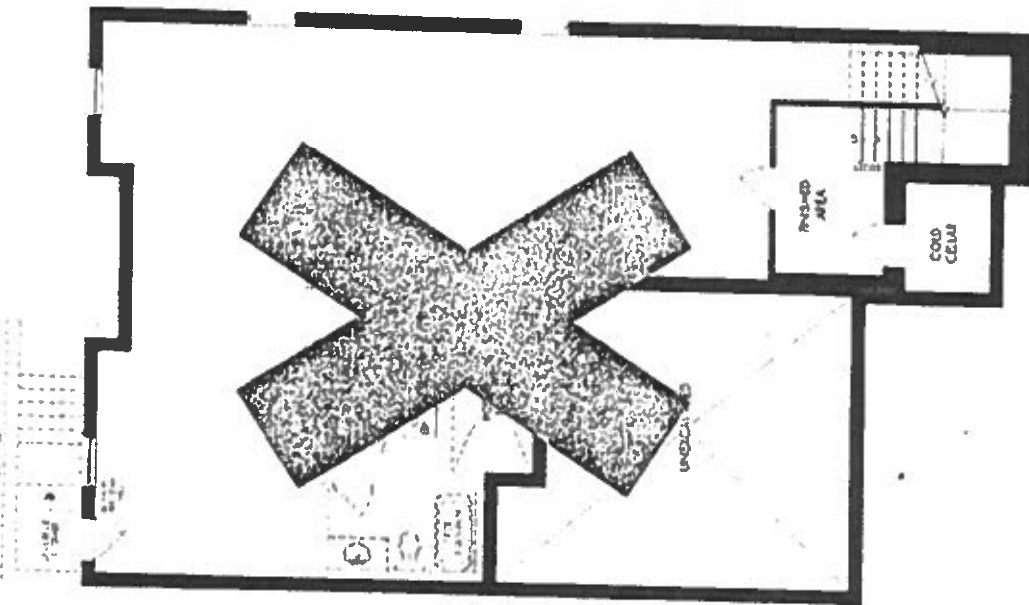
VALERY
HOMES

LIBERTY

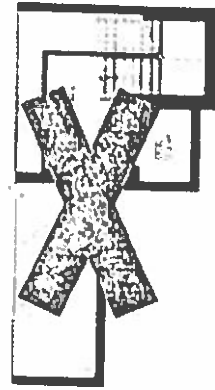
42-3



FINISHED BASEMENT ELEV A & B



UNFINISHED BASEMENT ELEV A & B



PARTIAL BASEMENT PLAN ELEV C



PARTIAL FINISHED FLOOR ELEV C

• Smooth Ceilings

JOSHUA CREEK
MONTAGE

VALERY
HOMES

Lot 58

Dec 21, 22

Lot 58
June 6, 24