

Scheduled Closing Date: January 24, 2024

Purchasers:MAJID ASHRAF & HINA MAJID

Property: 29 of Plan -

Telephone Res. / Bus: / (647) 780-0450

Project: Joshua Creek - Phase 1

Decor Advisor: Dean-Marie Gray

Model and Elevation: BAYSHIRE (44-03) B

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*3, SIMCOE, ORCHID	*MSI 2, CALACATTA BOTANICA	9677
Laundry Room	*3, SIMCOE, ORCHID	TCE 1504	9677
Powder Room	-		
ENSUITE 3	*3, SIMCOE, ORCHID	TCE 1504	9677
Master Ensuite Bathroom	*3, SIMCOE, ORCHID	TCE 1504	9677
Second Ensuite Bathroom (If Applic.)	*3, SIMCOE, ORCHID	TCE 1504	9677
ENSUITE 4	*3, SIMCOE, ORCHID	TCE 1504	9677

Comment

MUDROOM: CABINET: *3, SIMCOE, ORCHID COUNTER: TCE 1504 HARDWARE: 9677 WET BAR: CABINET: *3, SIMCOE, ORCHID COUNTER: *MSI 2, CALACATTA BOTANICA HARDWARE: 9677 BASEMENT: CABINET: *3, SIMCOE, ORCHID COUNTER: TCE 1504 HARDWARE: 9677

2. Floor Tile

	Selection
Entrance Vestibule	*UPG. 5, MAYFAIR STATUARIO VENATO, POLISHED 24 X 24
Main Hall	-
Kitchen / Breakfast	*UPG. 5, MAYFAIR STATUARIO VENATO, POLISHED 24 X 24
Laundry Room	KEATON ICE, 13 X 13
Powder Room	*UPG. 5, MAYFAIR STATUARIO VENATO, POLISHED 24 X 24
ENSUITE 3	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 4	KEATON ICE, 13 X 13

Comment

MUDROOM: *UPG. 5, MAYFAIR STATUARIO VENATO, POLISHED 24 X 24
BASEMENT BATH: KEATON ICE, 13 X 13

3. Wall Tile

	Selection	Custom	Describe
ENSUITE 3	KEATON ICE, 13 X 13	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	KEATON ICE, 13 X 13	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	KEATON ICE, 13 X 13	☐ Yes ☒ No	
ENSUITE 4	KEATON ICE, 13 X 13	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No	Backsplash Behind Stove to Upper Cabinets	NO
Comment	QUARTZ		

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4. Plumbing Fixtures

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

Comment

FIXTURES AS PER STRUCTURAL INVOICE

5. Hardwood Flooring

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

Comment

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☐	
BASEMENT	☐	W6761 SPIREA 11 H578 BROWN OLIVE

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				ELECTRIC					
Colour / Stain				WHITE STONE					
Surround									
Hearth									

Comment

*FIREPLACE TO BE ENCLOSED IN DRYWALL WITH STONE TILE. SEE STRUCTURAL INVOICE



INTERIOR COLOUR SCHEME

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8. Trim Carpentry

Interior DoorsEXTENDED

Front Door Glass InsertsSTANDARD

Door Handles1948 POL. NICKEL

Interior TrimSTANDARD

Comment
DOOR STYLE: LIVINGSTON GRIP SET: STRAIT IN POLISHED CHROME WITH CONCIERGE 400 DEADBOLT IN MATTE BLACK
DEN DOOR: 3-PANEL FRENCH

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 PackageSTANDARD

Railing ColourANTIQUE PEWTER

Stringer / RiserANTIQUE PEWTER

Spindle ColourBLACK

TreadsANTIQUE PEWTER

Oak Stairs☒ Yes ☐ No ☐ N/A

Comment

11. Wall Paint / Ceilings

Throughout Finished AreasPELICAN

Trim PaintWhite

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

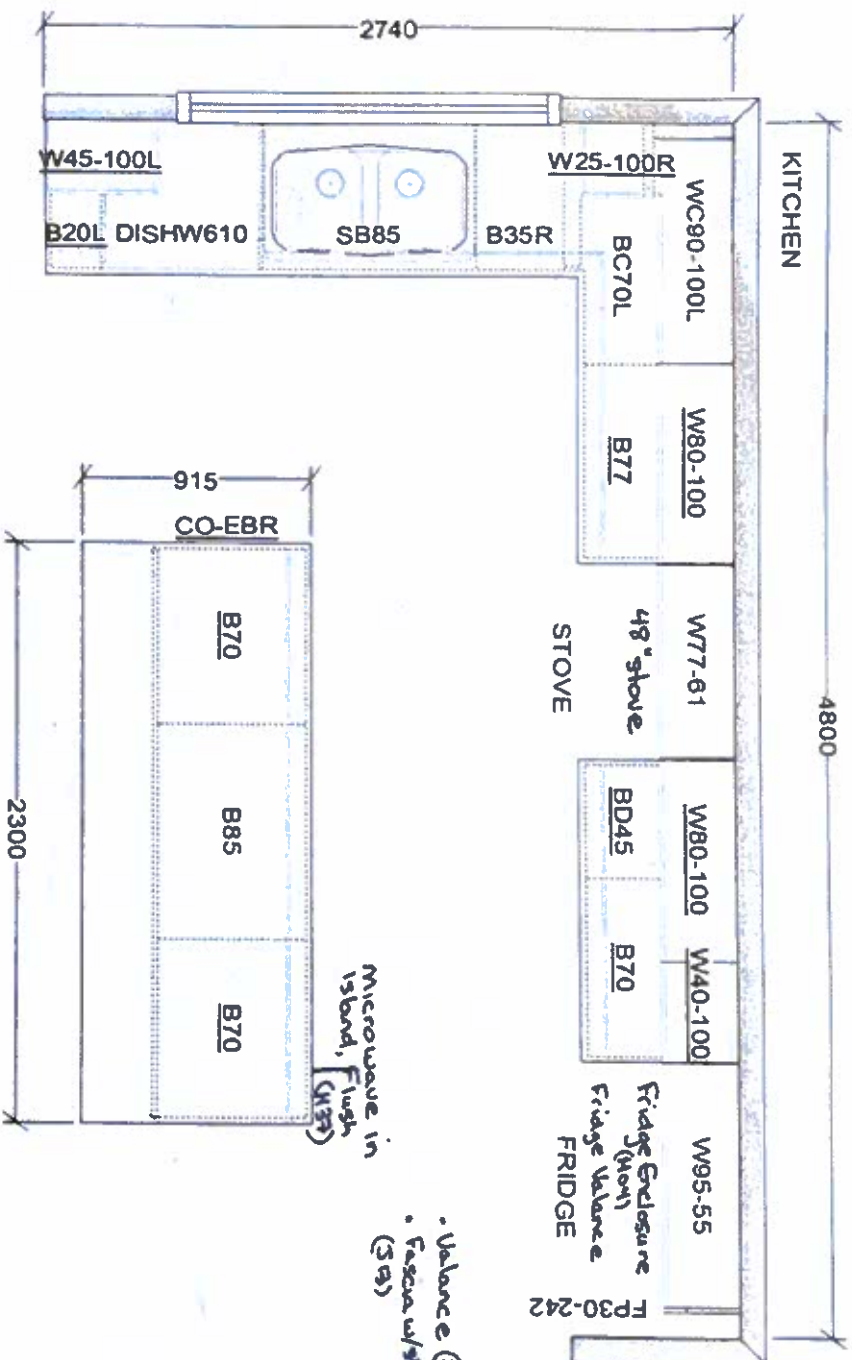
14. Additional Comments

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: _____



• Valance (511)
• Fascia w/stock molding (519)



FRENDEL
1200 Pioneer Drive, Wallingford, CT 06495

VALERY HOMES
JOSHUA CREEK

44-3

STANDARD FEATURES:

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

Oct 29



July 14, 24

Drawn By:

Date: November 27, 2023

Scale: Not To Scale

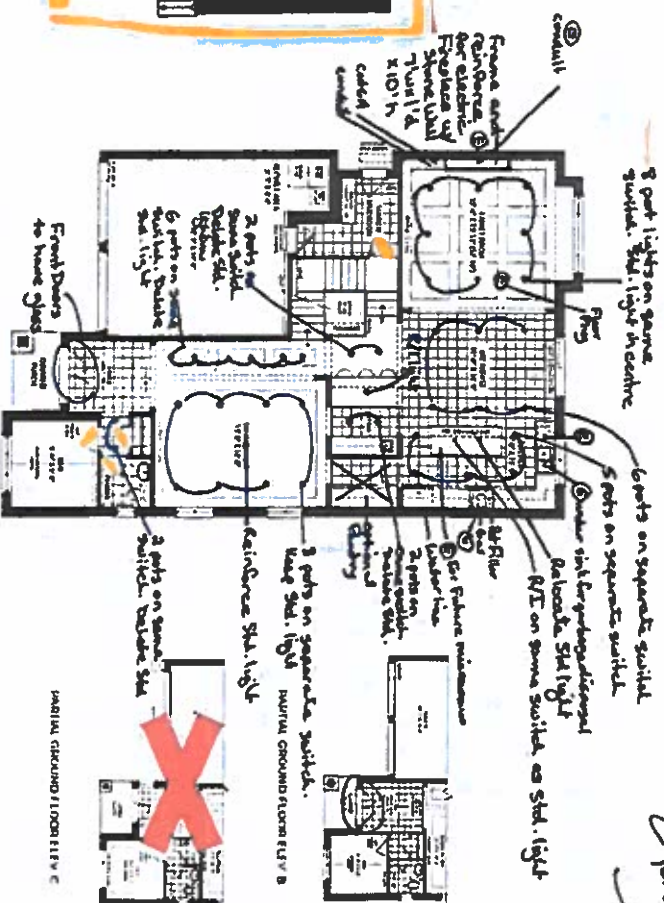
Approved By Builder:

Date:

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

Ref 29
 2011-2012
 2013-2014

July 14, 24



3 Extended Doors
in Livingston 96" h
Den Door: 3 panel
Etched

VALERY

Lot 29



July 14, 24

BAYSHIRE
463



OPTIONAL SECOND FLOOR ELEV A
5 BEDROOM

Lot 29
E 5
Apr. 30, 23



SECOND FLOOR ELEV A



PARTIAL OPTIONAL SECOND FLOOR ELEV B
5 BEDROOM



OPTIONAL SECOND FLOOR ELEV C
5 BEDROOM



PARTIAL SECOND FLOOR ELEV D



PARTIAL SECOND FLOOR ELEV E

JOSHUA CREEK
MORTGAGE

2P

MA

HM

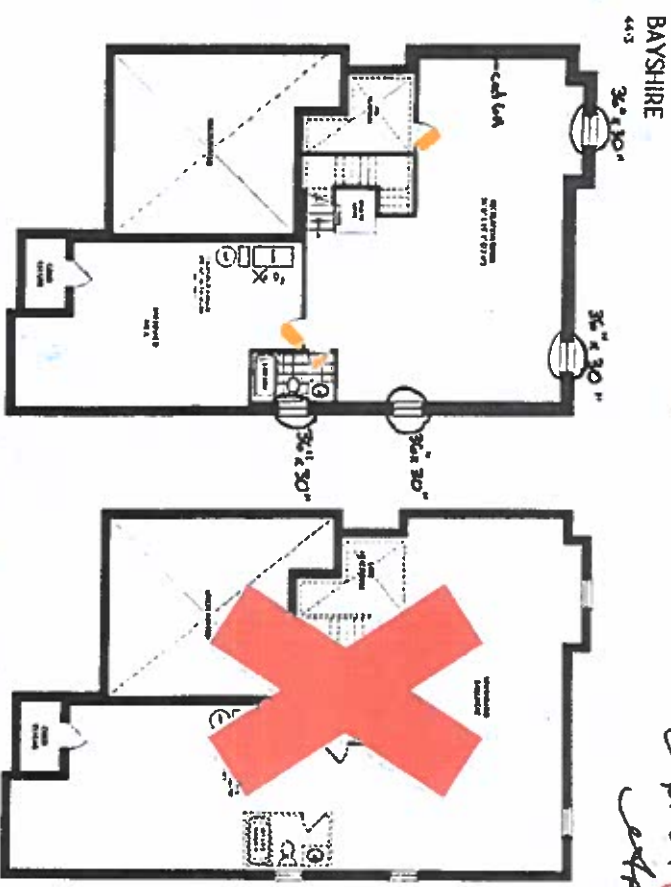
18 Extended Doors
5 Livingston 76"

VALERY

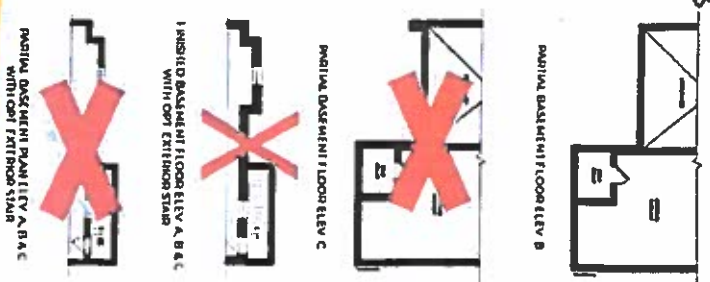
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2009 4 1 100

MA HM

Lot 29
July 14, 24



Lot 29
20, 23



JOSHUA CREEK
MONTAGE

MA HM

3 Extended Height Doors
in Livingston 96" h

VALERY