

Scheduled Closing Date: October 12, 2023

Purchasers: Mustafa Al-Salihi & Ban Saleh
Telephone Res. / Bus: / (647) 389-6020
Decor Advisor: Dean-Marie Gray

Property: 52 of Plan -
Project: Joshua Creek - Phase 1
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	*4, Trinity Viva, Casting at 1st Light	*MSI 3, CALACATTA LAZA ORO	12801
Laundry Room	2, HURON, ONTARIO WHITE	TCE 2014	9677
Powder Room	-		
ENSUITE 3	2, HURON, ONTARIO WHITE	TCE 2019	9677
Master Ensuite Bathroom	2, HURON, ONTARIO WHITE	TCE 2019	9677
Second Ensuite Bathroom (If Applic.)	2, HURON, ONTARIO WHITE	TCE 2019	9677
ENSUITE 4	2, HURON, ONTARIO WHITE	TCE 1504	9677

Comment

WET BAR: 2, HURON, CAFE NOIR COUNTER: 2014 HARDWARE: 12801
BASEMENT BATH: 2, HURON, ONTARIO WHITE COUNTER: TCE 2019 HARDWARE: 9677

2. Floor Tile

	Selection
Entrance Vestibule	*UPG. 5, LA MARCA ONYX NUVOLATO, HONED 24 X 24
Main Hall	-
Kitchen / Breakfast	*UPG. 5, LA MARCA ONYX NUVOLATO, HONED 24 X 24
Laundry Room	MALENA ICE, 13 X 13
Powder Room	*UPG. 5, LA MARCA ONYX NUVOLATO, HONED 24 X 24
ENSUITE 3	MALENA CARBON, 13 X 13
Master Ensuite Bathroom	MALENA ICE, 13 X 13
Second Ensuite Bathroom (If Applicable)	CINQ WHITE 13 X 13
Lower Landing (If Applicable)	
ENSUITE 4	MALENA ICE, 13 X 13

Comment

MUD ROOM: MAXSTONE SERIES, LIGHT GREY POLISHED, 24 X 24
BASEMENT BATH: CINQ WHITE 13 X 13

3. Wall Tile

	Selection	Custom	Describe
ENSUITE 3	MALENA CARBON 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	MALENA ICE 8 X 10	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	CINQ WHITE 8 X 10	☐ Yes ☒ No	
ENSUITE 4	MALENA ICE 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No	Backsplash Behind Stove to Upper Cabinets	

Comment

BASEMENT BATH: CINQ WHITE 8 X 10



INTERIOR COLOUR SCHEME

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4. Plumbing Fixtures

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

Comment

*SEE STRUCTURAL INVOICE

5. Hardwood Flooring

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

Comment

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☐	A4531 SPARTACUS 84558 BEACH SHELL
BASEMENT- LOFT (4)	☐	A4531 SPARTACUS 84558 BEACH SHELL

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

Comment

7. Fireplace

Living Room	Purchased	As Per Plan	N/A	Family Room	Purchased	As Per Plan	N/A	Other Room - Specify	Purchased	As Per Plan	N/A
	☐	☐	☒		☐	☒	☐		☐	☐	☐
Fireplace Type				GAS							
Mantle Type				STANDARD							
Colour / Stain				WHITE PAINT-GRADE							
Surround				BIANCO CARRARA							
Hearth				NONE							

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8. Trim Carpentry

Interior Doors

STANDARD

Front Door Glass Inserts

STANDARD

Door Handles

Cross Flow MatteB

Interior Trim

STANDARD

Comment

DEN: 1-PANEL FRENCH DOOR

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

Stringer / Riser

FRAPPE

Spindle Colour

BLACK

Treads

FRAPPE

Oak Stairs

☒ Yes ☐ No ☐ N/A

Comment

11. Wall Paint / Ceilings

Throughout Finished Areas

PELICAN

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

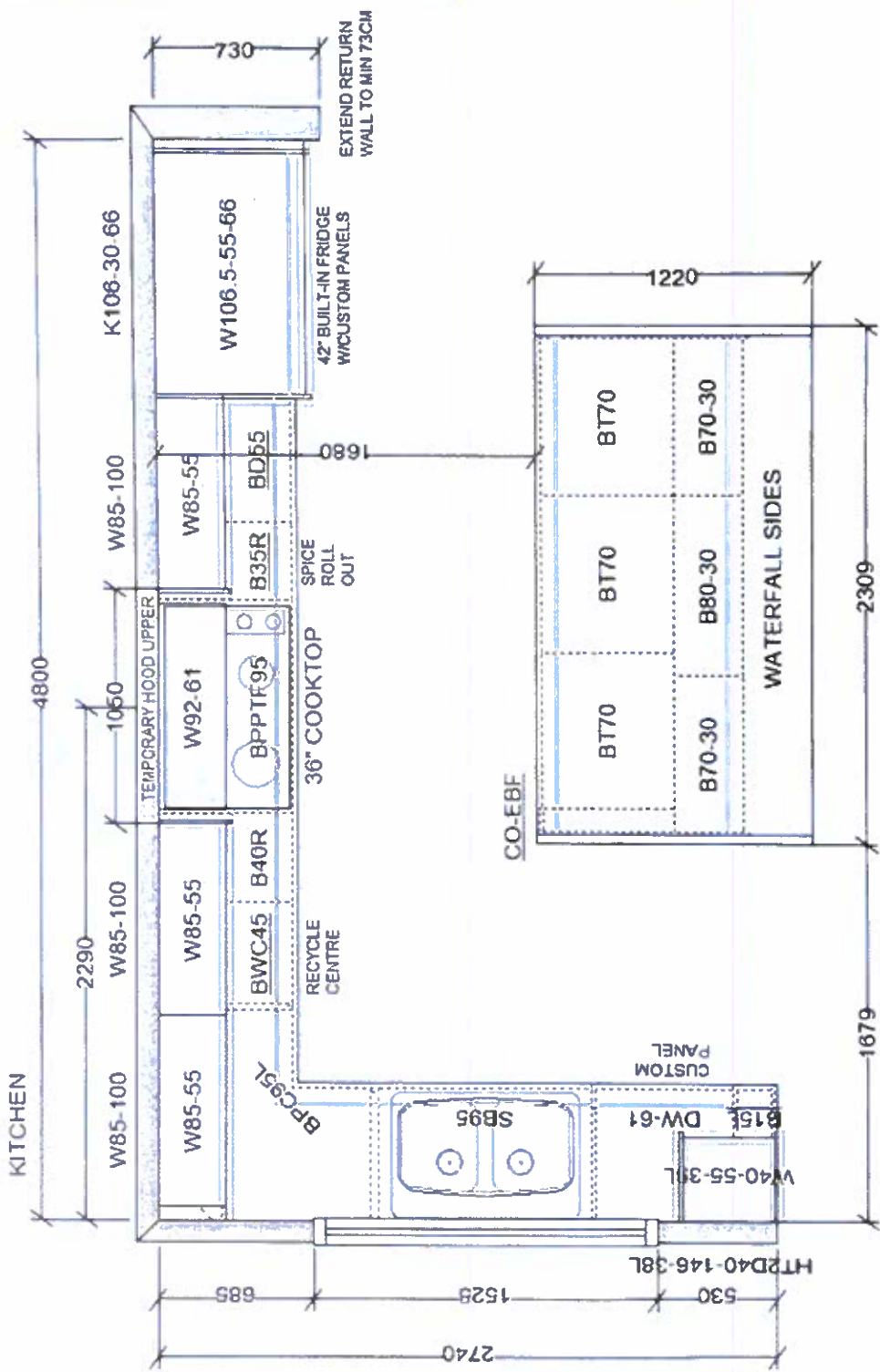
14. Additional Comments

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 52

MA BS

June 28, 24

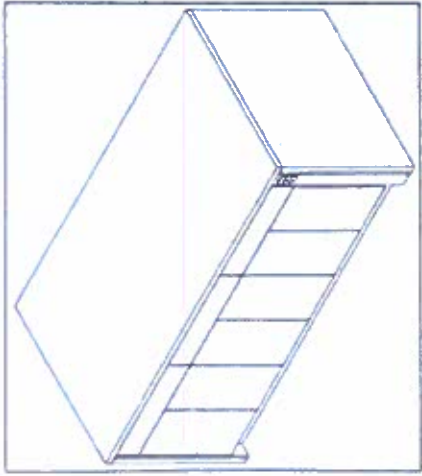
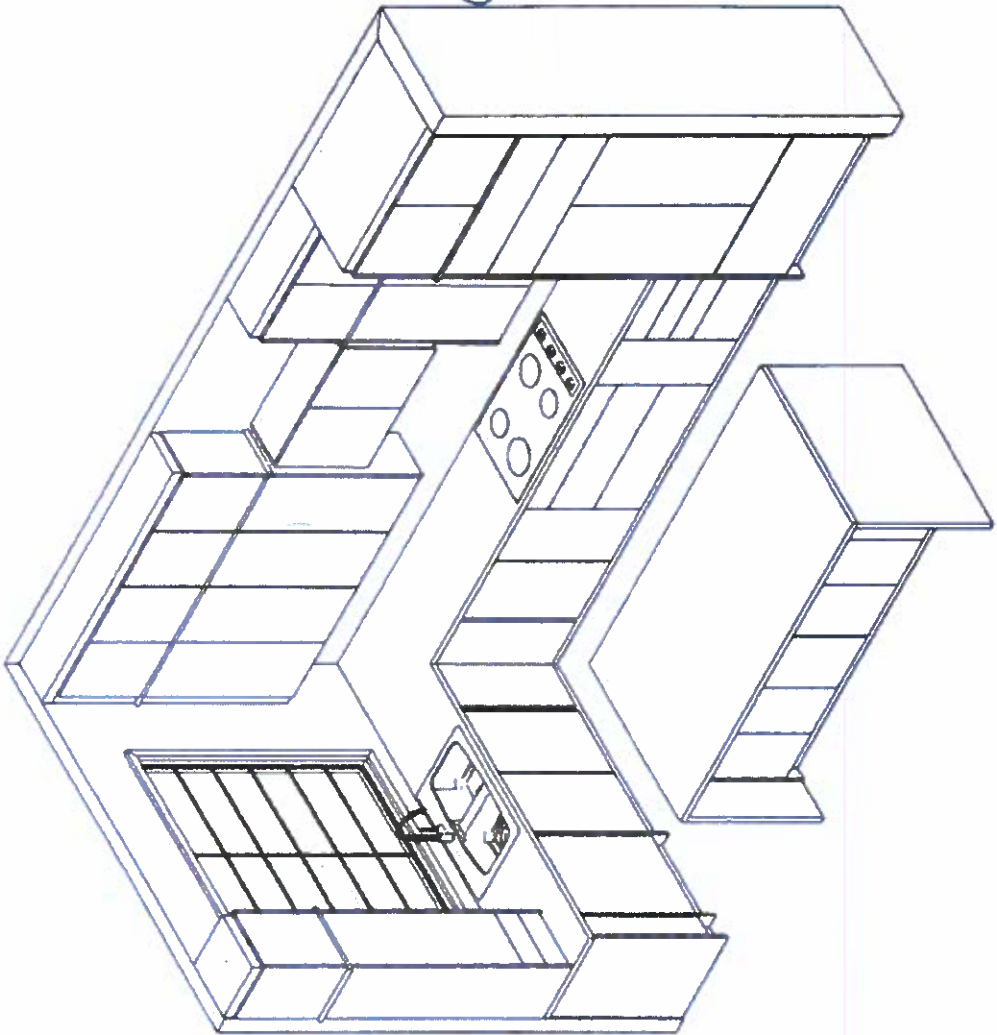
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Date: June 7, 2024
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Approved By Builder:

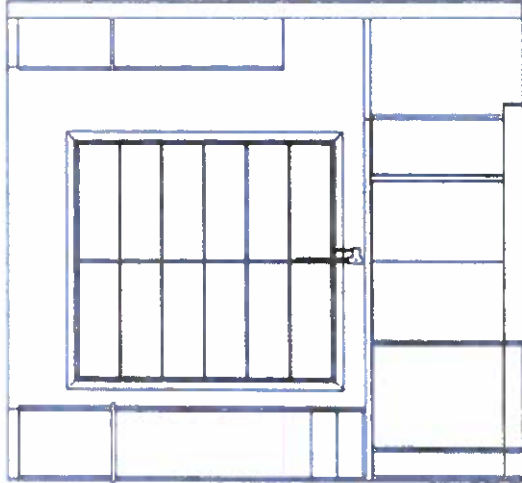
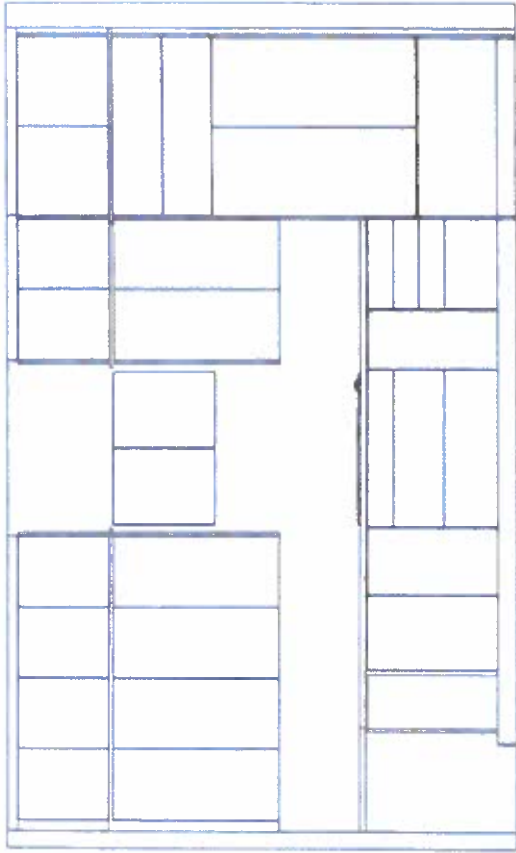
Date:

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

 FRENDEL ENTERPRISES LIMITED Unit 10, 10000 Hwy 101, Unit 102	VALERY HOMES JOSHUA CREEK LOT 52	MA BS <i>June 28, 24</i>	Drawn By: Date: June 7, 2024 Scale: Not To Scale	Approved By Builder: Date:
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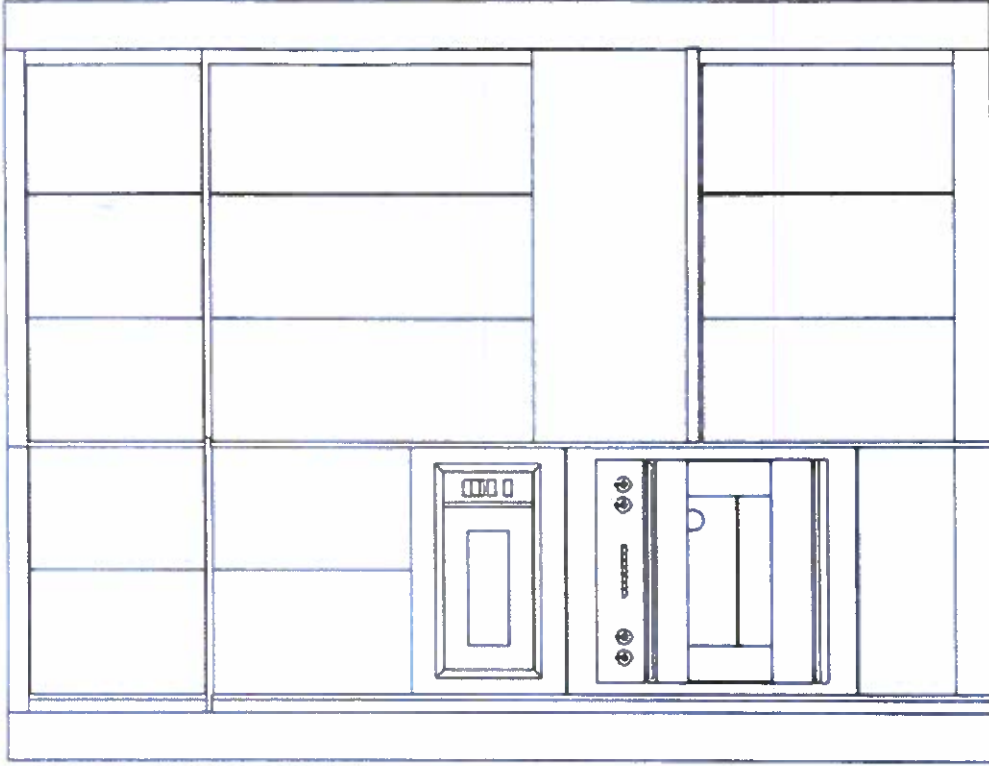
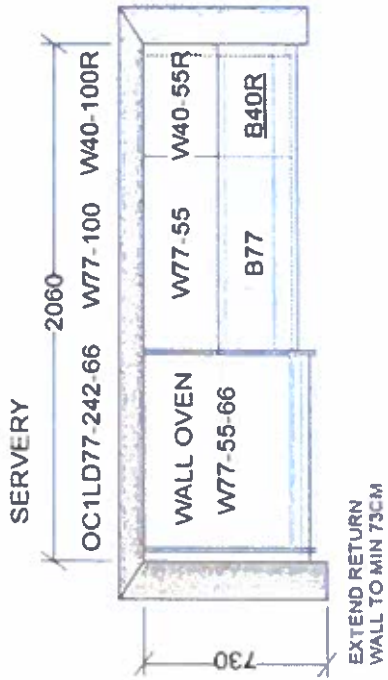


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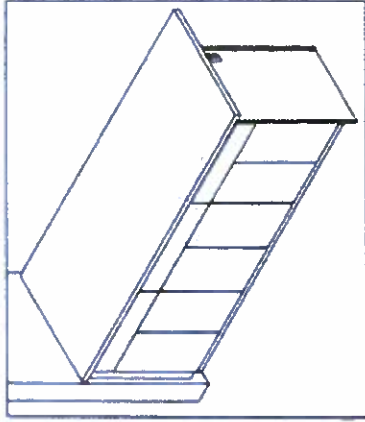
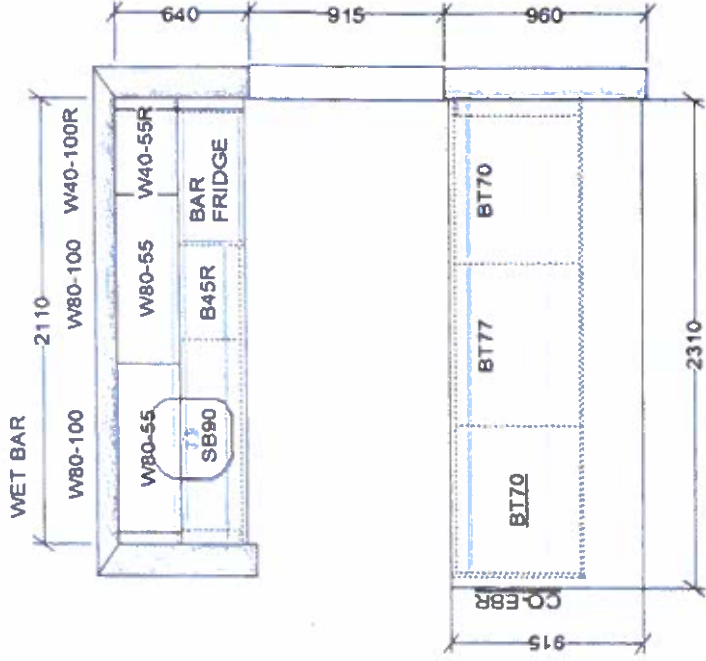
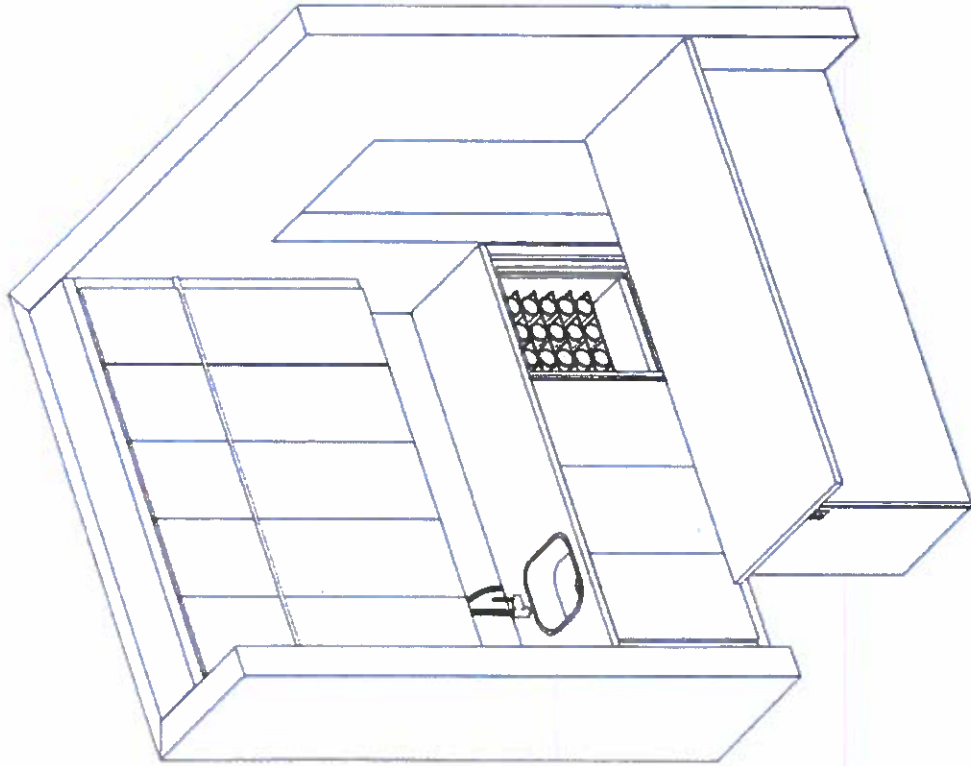
This sketch is for DESIGN PURPOSES ONLY -- It is not meant to be an exact rendition.

 FRENDEL DESIGNS 1328 Pleasant Drive, Highland Park, LA 70032	VALERY HOMES JOSHUA CREEK LOT 52	 <i>June 28, 24</i>	Drawn By: Date: June 7, 2024 Scale: Not To Scale	Approved By Builder: Date:
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 FRENDEL KITCHENS LIMITED 1383 Inverness Drive, Edinburgh, ON L9B 3C3	VALERY HOMES JOSHUA CREEK LOT 52	MA BS June 28, 24	Drawn By: Date: June 7, 2024 Scale: Not To Scale	Approved By Builder: Date:
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VALERY HOMES
JOSHUA CREEK
LOT 52



June 28, 24

Drawn By:
Date: June 7, 2024
Scale: Not To Scale

Approved By Builder:

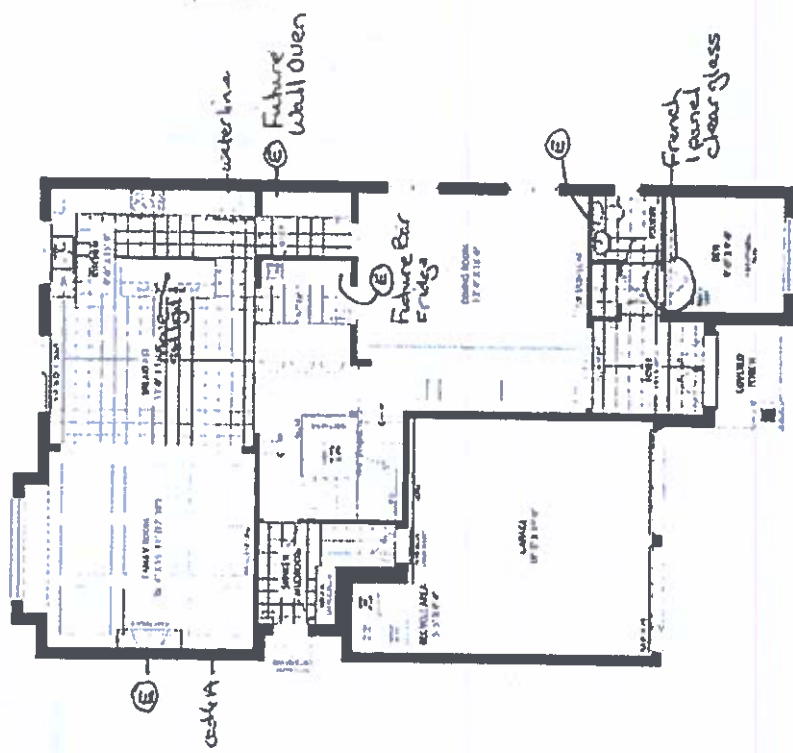
Date:

BAYSHIRE
44-3

Lot 52 (N/A) (B)

Dec. 19, 22

Lot 52 (B) (B)
June 4, 2024



PARTIAL GROUND FLOOR ELEV A, B & C
WITH OPT EXTERIOR STAIR



OPTIONAL GROUND FLOOR ELEV A, B & C

PARTIAL GROUND FLOOR ELEV B



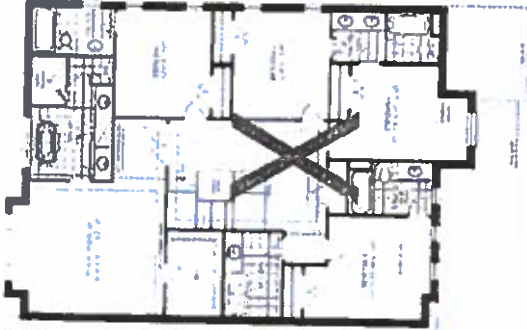
PARTIAL GROUND FLOOR ELEV C

GROUND FLOOR (LEV A)

JOSHUA CREEK
MONTAGE

VALERY

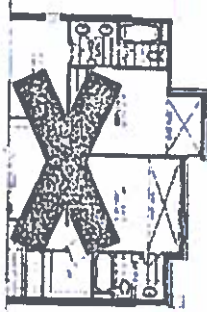
BAYSHIRE
44-3



OPTIONAL SECOND FLOOR ELEV A
5 BEDROOM



PARTIAL OPTIONAL SECOND FLOOR ELEV B
5 BEDROOM



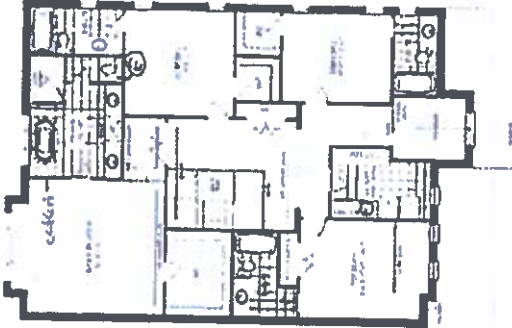
OPTIONAL SECOND FLOOR ELEV C
5 BEDROOM



PARTIAL SECOND FLOOR ELEV B



PARTIAL SECOND FLOOR ELEV C



SECOND FLOOR ELEV A

Lot 52
Dec. 19, 22
Lot 52
June 4, 2024

JOSHUA CREEK
MONTAGE

VALERY
MONTAGE

BAYSHIRE

443

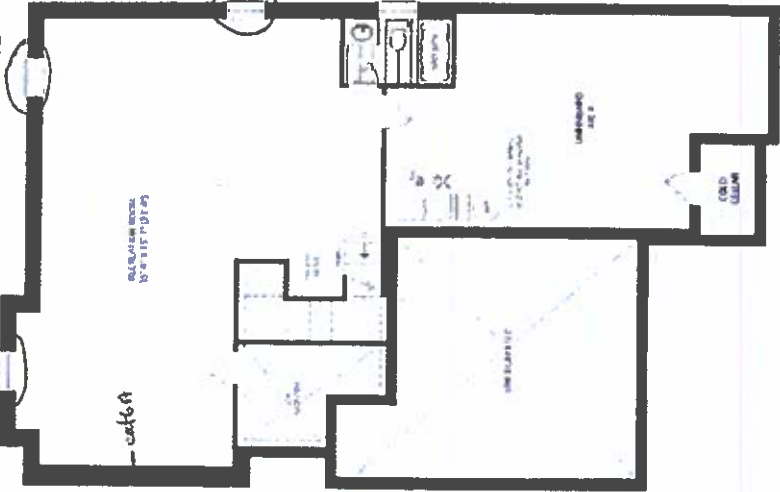
36' x 30'

36' x 30"

caten

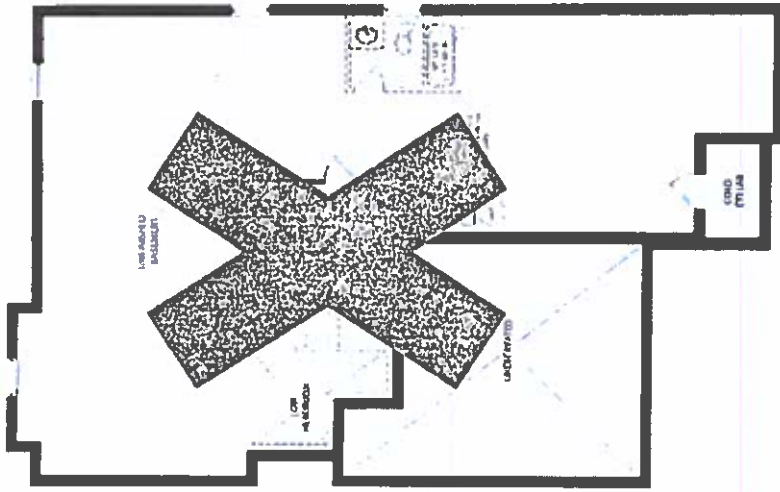
RELATIONSHIP
10' x 15' (10' x 15')

36' x 30"



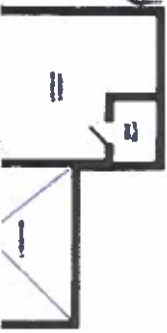
FINISHED BASEMENT ELEV A

JOSHUA CREEK
MONTAGE



UNFINISHED BASEMENT ELEV A

Lot 52
Dec. 17, 22



PARTIAL BASEMENT FLOOR ELEV B

Lot 52
June 4, 24



PARTIAL BASEMENT FLOOR ELEV C



FINISHED BASEMENT FLOOR ELEV A, B & C
WITH OPT EXTERIOR STAIR



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

VALÉRY



Up-Grade
VALERY
HOMES

UNDERMOUNT

KITCHEN SINKS

KOHLER.



Undertone 31-1/2" K-3183-NA
Requires K-8801-VS Strainer
PRICE \$2,760 + hst



Vault 33" K-3821-4-NA
Requires K-8801-VS Strainer
PRICE \$2,025 + hst



Strive 32" K-5285-NA
Requires K-8801-VS Strainer
Accessories Shown Included
PRICE \$2,105 + hst



ALL PRICES ARE IN USD OF STANDARD
HST TO BE ADDED

Lot 52



June 28, 24