

Scheduled Closing Date: October 12, 2023

Purchasers: KAVITA, K PARASHAR & Vivek Parashar Property: 51 of Plan -
Telephone Res. / Bus: / (416) 803-1887 Project: Joshua Creek - Phase 1
Decor Advisor: Dean-Marie Gray Model and Elevation: NIGHTGALE (44-01) B

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*7, BOSTON PAINT, MACADEMIA	*MSI 3, CALACATTA LAZA	*
Laundry Room	2, Manchester Oak Shale Grey CL	TCE 1504	12843
Powder Room	-		
ENSUITE 3	2, Manchester Oak, Shale Grey CL	TCE 1504	12843
Master Ensuite Bathroom	*3, Camden Maple, Shale Grey	*UPG. CAESARSTONE 4141	12843
Second Ensuite Bathroom (If Applic.)	2, SLAB LPL, STAINLESS	TCE 2019	12843
ENSUITE 4	1, GEORGIAN, CAFE NOIR	TCE 2019	12843

Comment

KITCHEN ISLAND: *7, LANCASTER MAPLE, POPPY SEED MUDROOM: 2, Camden Oak, Caviar CL Hrdw:12843
BASEMENT BATH: 2, MANCHESTER OAK, POPPY SEED COUNTER: TCE 1504 HARDWARE: 12843

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
ENSUITE 3	CINQ GREY, 13 X 13
Master Ensuite Bathroom	*UPG. 5, MAYFAIR STATUARIO VENATO 24 X 24 POLISHED
Second Ensuite Bathroom (If Applicable)	MALENA ICE, 13 X 13
Lower Landing (If Applicable)	-
ENSUITE 4	MALENA CARBON 13 X 13

Comment

MUDROOM: MAXSTONE SERIES, LIGHT GREY POLISHED, 24 X 24
BASEMENT BATH: MALENA ICE, 13 X 13 WET BAR IN BASEMENT: MALENA ICE, 13 X 13 ONLY A 2'X2' AREA AROUND R/I

3. Wall Tile

	Selection	Custom	Describe
ENSUITE 3	CINQ GREY 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	*5, StatuarioVenato Polished 24x24	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	MALENA ICE 8 X 10	☐ Yes ☒ No	
ENSUITE 4	MALENA CARBON 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No		Backsplash Behind Stove to Upper Cabinets
Comment	TO BE QUARTZ		

BASEMENT BATH: MALENA ICE, 13 X 13

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4. Plumbing Fixtures

Second Ensuite

Powder Room

Master Ensuite Bathroom

Other Room - Specify

Other Washroom

Comment

SEE INVOICE

5. Hardwood Flooring

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

Comment

HARDWOOD IS: *NOUVEAU 6, 6 1/2" IN SILVER FOX, WIRE BRUSHED HICKORY

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☒	UPG. 1, ESCAPE TO MAUI #14722 MACRAME
BASEMENT	☒	UPG. 1, ESCAPE TO MAUI #14722 MACRAME

Upgrade Underpad

Type

*UPG. 2

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				GRIGIO CARNICO					
				NONE					

Comment

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8. Trim Carpentry

Interior Doors

STANDARD

Front Door Glass Inserts

STANDARD

Door Handles

PACE matte black

Interior Trim

STANDARD

Comment

GRIP SET: LONDON, 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

*UPG 4 SINGLE COLLAR SPOON/DBL COLLAR SPOON, WINDSOR HANDRAIL, CHAMFERED POST

Railing Colour

SILVER FOX

Spindle Colour

BLACK

Stringer / Riser

SILVER FOX

Treads

SILVER FOX

Comment

*NOTE STAIRS ARE OPEN RISERS. ADDITIONAL STAIN TO BE ON MAIN TO SECOND FLOOR, WHERE WE HAVE OPEN RISERS

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

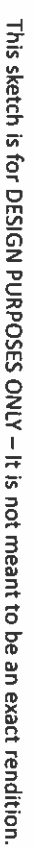
14. Additional Comments

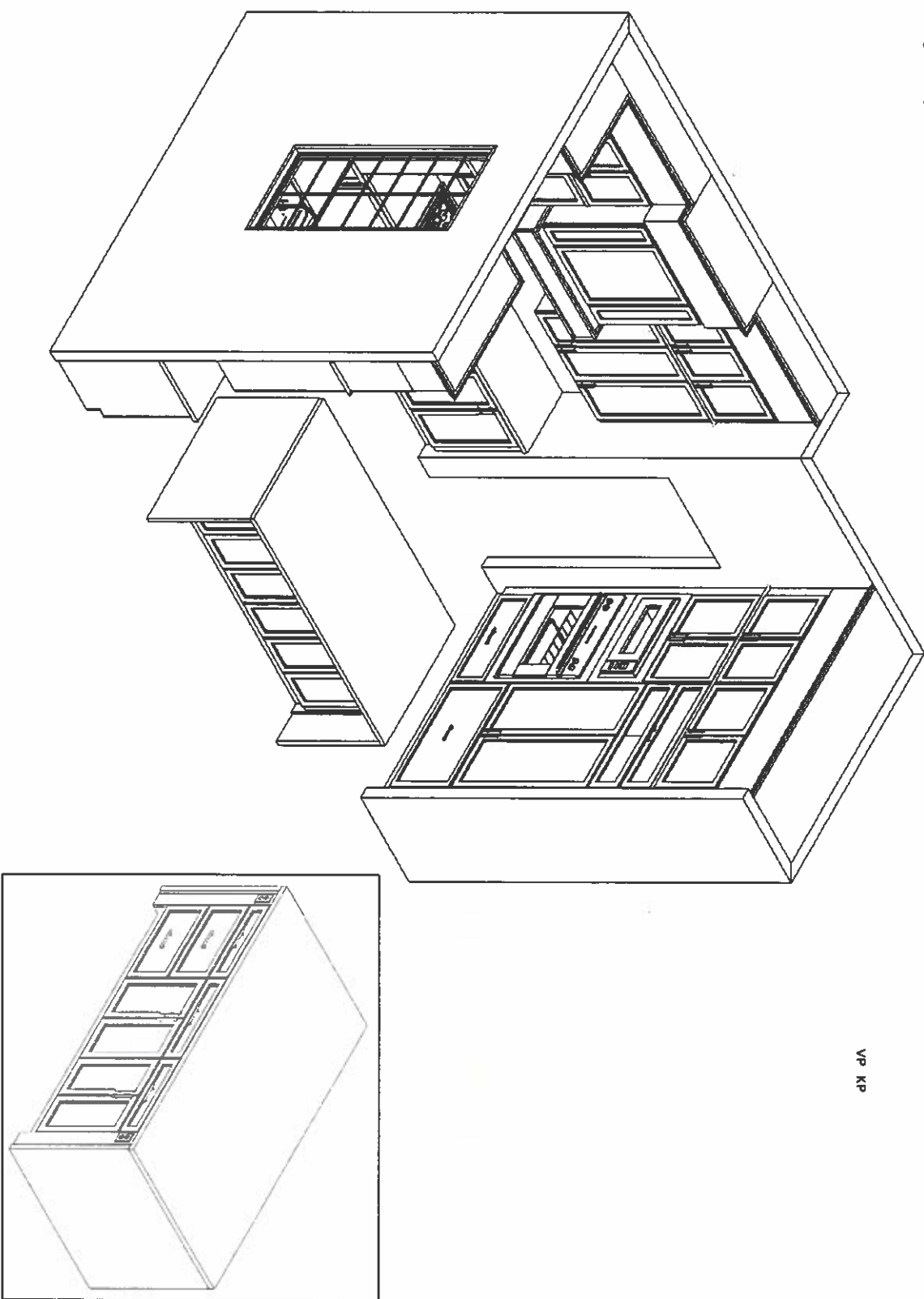
15. Disclaimers and Notes

- 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: _____





VP KP

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

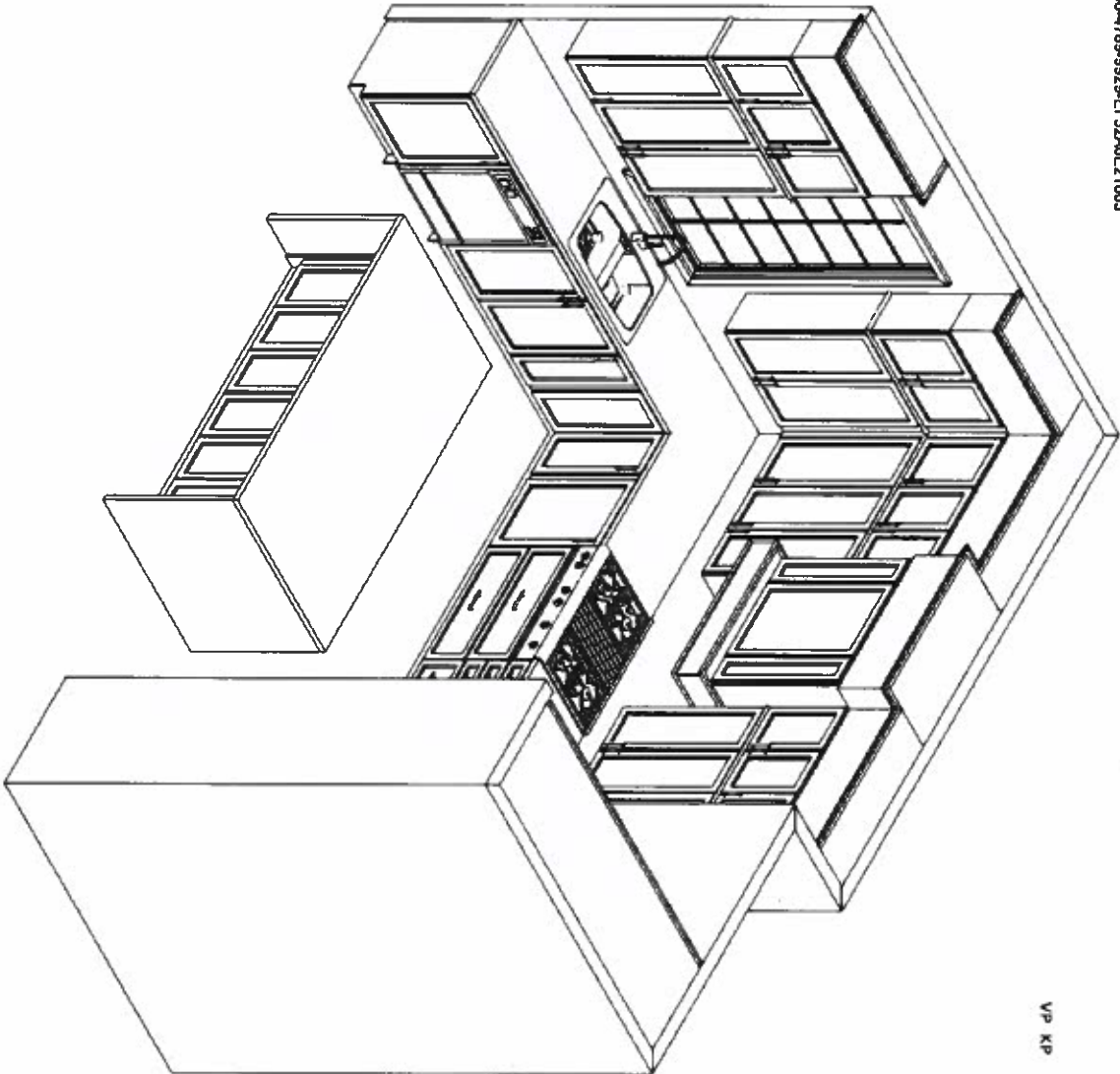


VALERY HOMES
JOSHUA CREEK
LOT 51

Drawn By:
Date: July 29, 2024
Scale: Not To Scale

Approved By Builder:

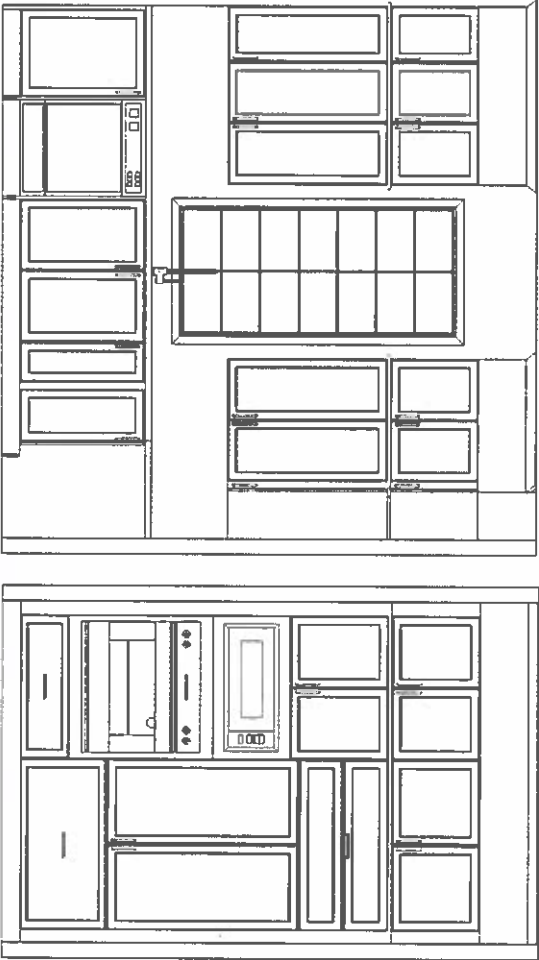
Date:



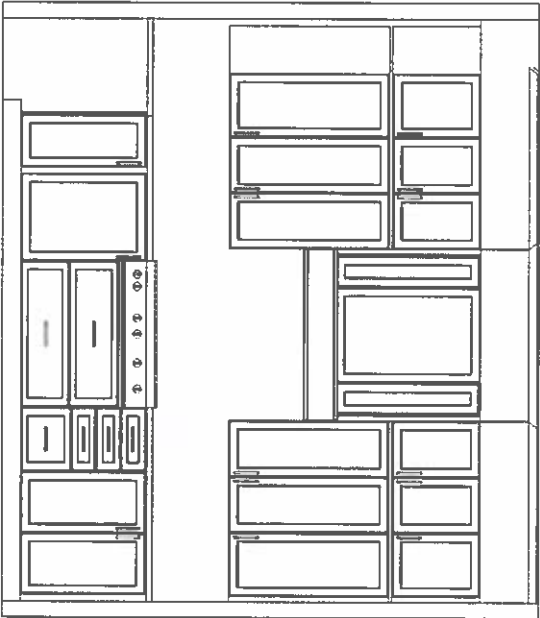
VP KP

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 FRENDEL KITCHENS LIMITED 1320 Bowden Drive Mississauga, Ont. L4W 1C3	VALERY HOMES JOSHUA CREEK LOT 51	
Drawn By: Date: July 29, 2024 Scale: Not To Scale	Approved By Builder: _____ Date: _____	



VP KP



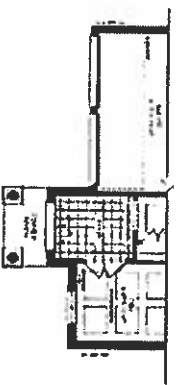
This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.

 FRENDEL KITCHENS LIMITED 1330 Devonshire Drive Mississauga, ON L4W 1G5	VALERY HOMES JOSHUA CREEK LOT 51	
Drawn By: Date: July 29, 2024 Scale: Not To Scale		
Approved By Builder: _____ Date: _____		

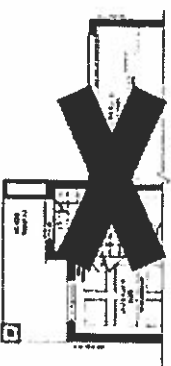
NIGHTINGALE



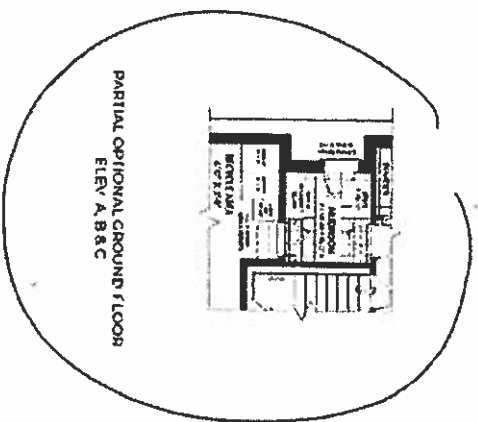
PARTIAL GROUND FLOOR ELEV. A, B & C
WITH OPT. EXTERIOR STAIR



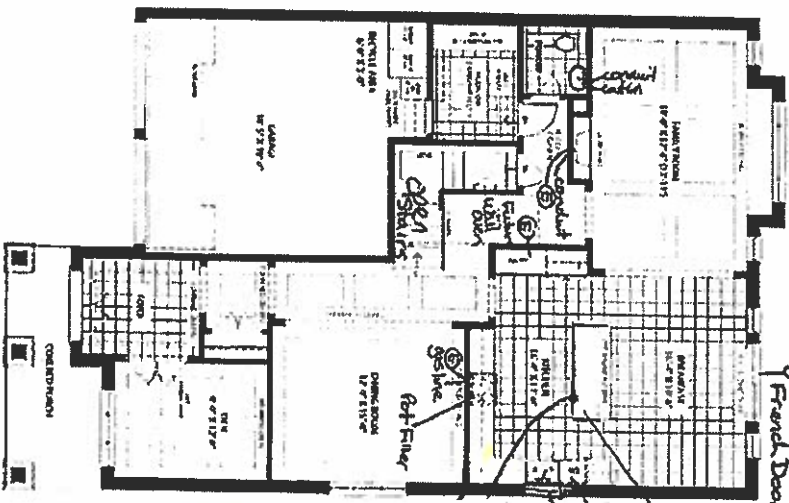
PARTIAL GROUND FLOOR ELEV. B



PARTIAL GROUND FLOOR ELEV. C



PARTIAL OPTIONAL GROUND FLOOR
ELEV. A, B & C



GROUND FLOOR ELEV. A

Lot 51



July 28, 24

Lot 51 11P 11B

Dec. 27, 22

Change to
Front Doors

Additional Rug in island
Total of 2 plugs
move Dishwasher &
sink
Additional
Window
approx 3'x5'11"
- Ket Pak
Rough-in in island

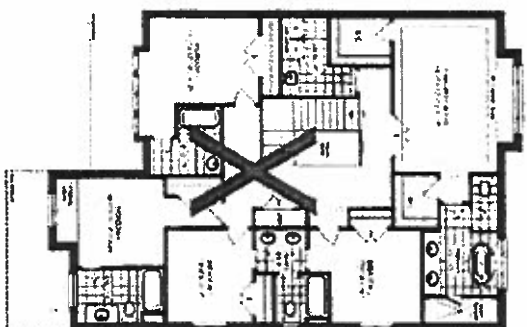
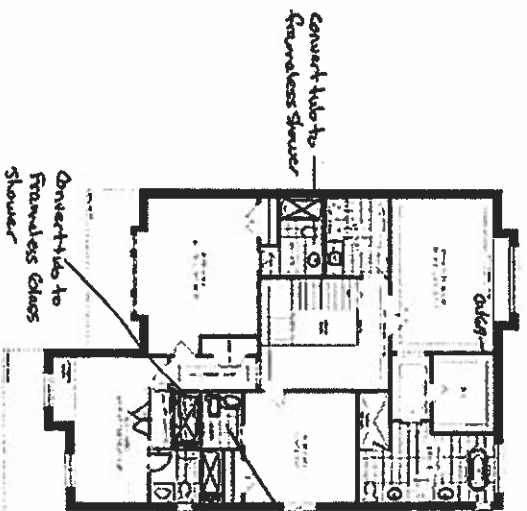
JOSHUA CREEK
MONTAGE

NOT TO SCALE
THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY ALL INFORMATION AND CONDITIONS PRIOR TO CONSTRUCTION.
THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

VALERY
NO. 11

NIGHTINGALE

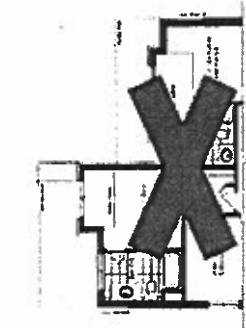
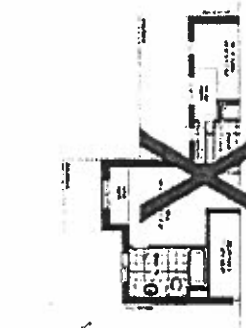
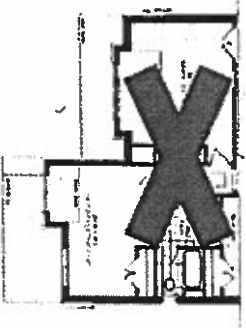
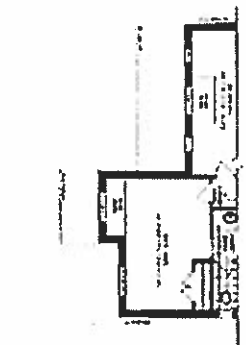
44-1



Install ensuite to bed #3
*See Additional! Floor plan attached for details

SECOND FLOOR ELEV A

OPTIONAL SECOND FLOOR ELEV A
5 BEDROOM



PARTIAL SECOND FLOOR ELEV B

PARTIAL SECOND FLOOR ELEV C

PARTIAL OPTIONAL SECOND FLOOR ELEV B
5 BEDROOM

OPTIONAL SECOND FLOOR ELEV C
5 BEDROOM

JOSHUA CREEK
MONTAGE

VALENTINE
HOUSE

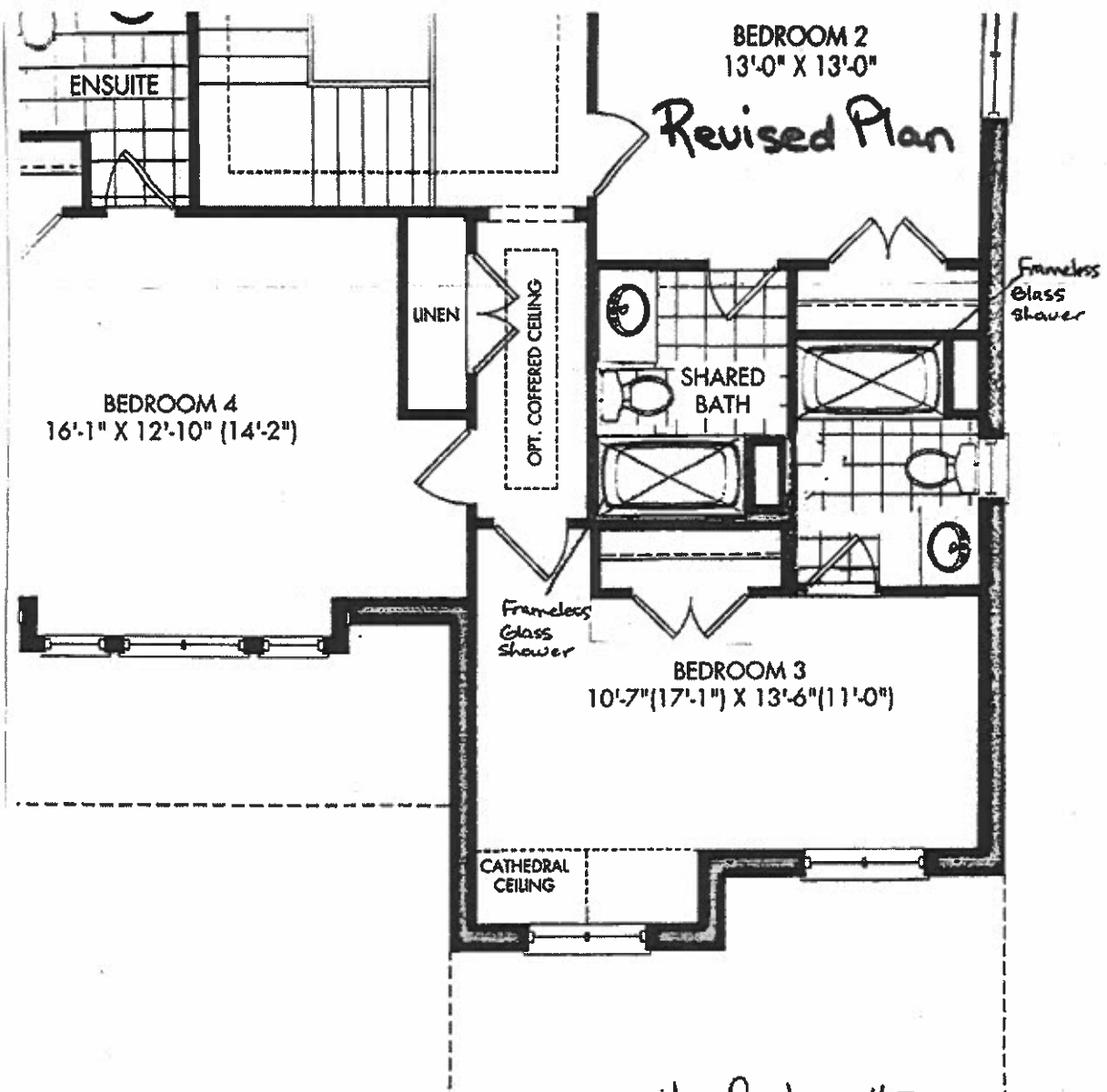
Lot 51 VP (P)

Dec. 27, 22

Lot 51



July 28, 24



- * Make separate ensuite for bed #3
- Delete door from Shared Bath to bed #3
- Closet in bed #3 to now back on to shared bath
- Delete door in shared bath to toilet room
- Make full complete ensuite for bed #2
- In the remaining space where the toilet/tub room was, make another complete ensuite for bed #3 by using up the area in bed #3 that was previously the closet

Lot 51 18 08

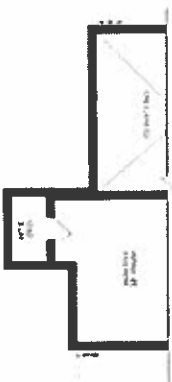
Dec. 27, 22

Lot 51

July 28, 24

NIGHTINGALE

4-11-13



PARTIAL BASEMENT FLOOR ELEV H



PARTIAL BASEMENT FLOOR ELEV C



PARTIAL BASEMENT FLOOR ELEV A, B, C

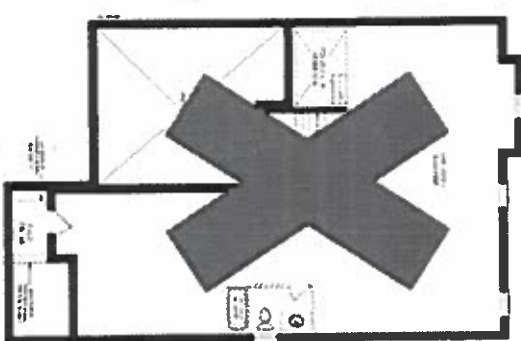


PARTIAL BASEMENT FLOOR ELEV A, B, C

Tiled area
around R/I
to be 2'x2'



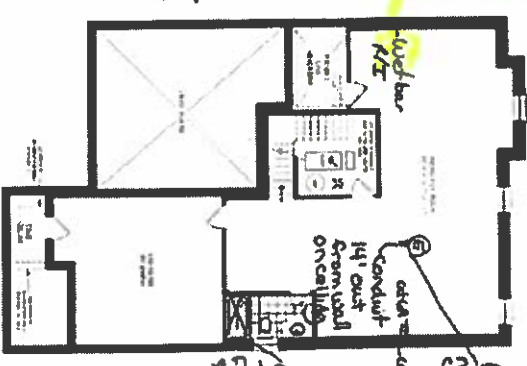
PARTIAL OPTIONAL
FINISHED BASEMENT FLOOR
FOR OPTIONAL GROUND FLOOR
ELEV A, B, C



UNFINISHED BASEMENT ELEV A, B, C



FINISHED BASEMENT FLOOR ELEV A, B, C



FINISHED BASEMENT ELEV A, B, C

Lot 51

11/10/13

Dec. 27, 22

Lot 51

July 28, 24

JOSHUA CREEK
MONTAGE

4-11-13

VALERY
MONTAGE

4-11-13



NOTA
PLUMBING & HEATING
11840 KEELEST MAPLE ON L6A 1S1

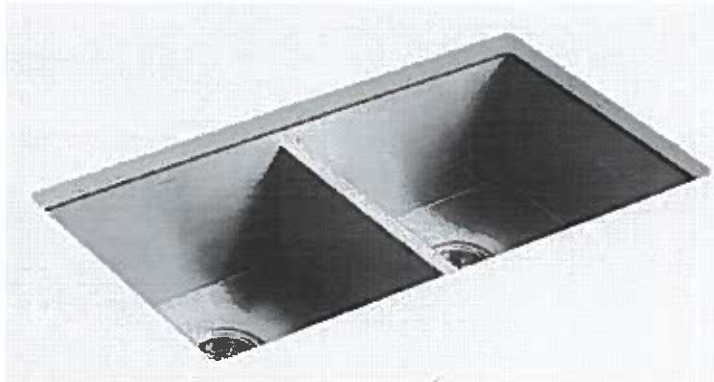
UNDERMOUNT

Up-Grade

VALERY
HOMES

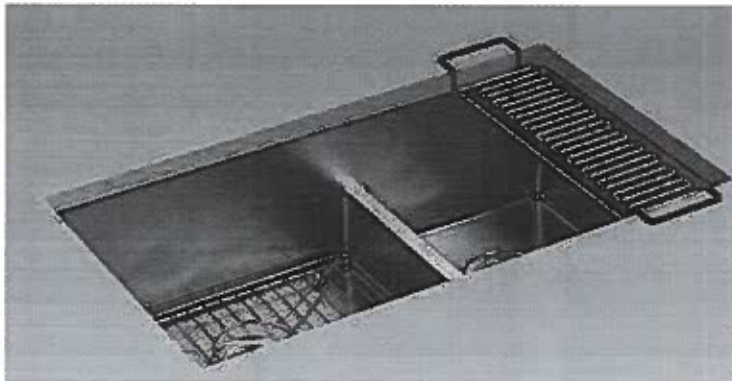
KITCHEN SINKS

KOHLER.



Vault 32" K-3820-NA
Requires 2x K-8801-VS Strainer

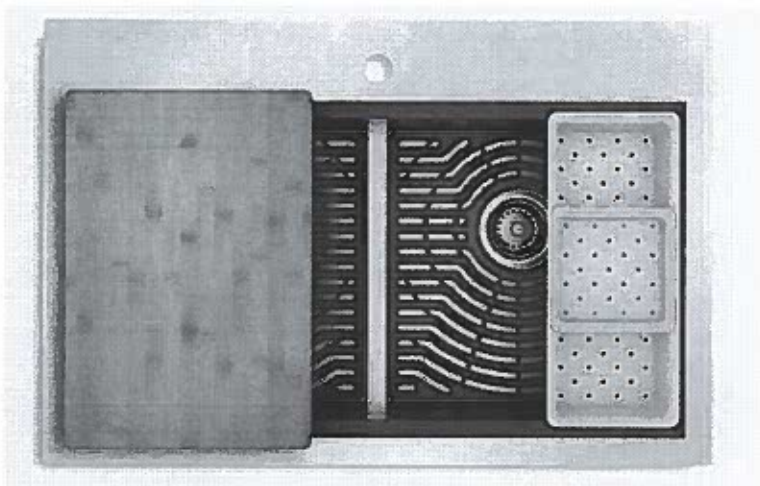
PRICE \$2,235 + hst



Poise Smart Divide 32"
K-5284-NA

Requires 2x K-8801-VS Strainer
Accessories Included

PRICE \$2,705 + hst



Task Smart Divide 33"
K-80085-1PC-NA

Requires 2x K-8801-VS Strainer

Accessories Included

Can be Top or Undercounter mounted

PRICE \$1,595 + hst

ALL PRICES ARE IN LIEU OF STANDARD
HST TO BE ADDED

10751
July 28, 24